

After Recording Return To:  
Peter A. Deming  
Attorney at Law  
P.O. Box 68  
Kent, WA 98035



200508300129

Skagit County Auditor

8/30/2005 Page

1 of

5 3:49PM

LAND TITLE OF SKAGIT COUNTY

117350-S

MEMORANDUM OF LEASE

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Grantor: (1) LDW Investments, LLC

Grantee: (1) Wilson Auto Brokers, Inc.

Abbreviated Legal: Tr. A & ptn of B, MV SP 3-84 in SE 1/4 of NW 1/4, 19-34-4 E W.M.

Tax Parcel No.: 340419-0-074-0006

AUG 30 2005

Amount Paid By  
Skagit Co. Treasurer  
By Deputy

THIS INDENTURE, made and entered into this 30th day of August, 2005, by and between LDW INVESTMENTS, LLC, a Washington limited liability company, hereinafter called the "Lessor" (whether one or more) and WILSON AUTO BROKERS, INC., a Washington corporation, hereinafter called "Lessee".

WITNESSETH

That for the term and upon the terms and conditions set forth in the Commercial Lease Agreement dated July 7, 2005 (including any amendments or addendums thereto), and which commenced on May 1, 2005, from the Lessor to Lessee, the Lessor has leased, demised and let, and does hereby lease, demise and let unto Lessee, their interest in the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

The lease is for a term of 252 months commencing on May 1, 2005 and terminating on April 30, 2026.

In witness thereof, the parties hereto have caused their respective names to be hereto subscribed as of the day and year first above written.

LDW INVESTMENTS, LLC,  
a Washington limited liability company

By: 

LUTHER D. WILSON, Managing  
Member

By: 

LYHEA WILSON, Managing  
Member

WILSON AUTO BROKERS, INC., a  
Washington corporation

By: 

LUTHER D. WILSON, President

By: 

LUTHER D. WILSON, Secretary

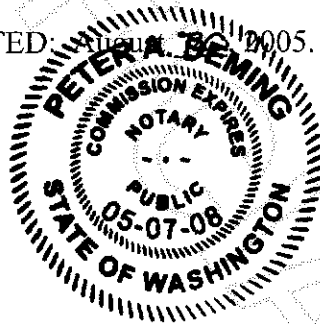
[NOTARY'S ACKNOWLEDGMENTS ON NEXT PAGE]




STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that LUTHER D. WILSON and LYHEA WILSON signed this instrument and acknowledged as the Managing Members of LDW INVESTMENTS, LLC, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in this instrument.

DATED: August 30, 2005.

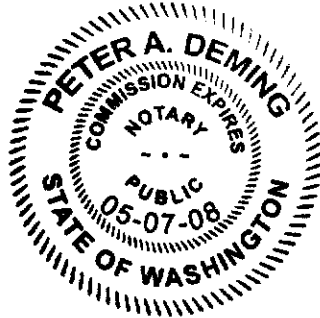


  
NOTARY PUBLIC in and for the State of  
Washington, residing at Kent.  
My Commission expires: 5/7/08.

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that LUTHER D. WILSON signed this instrument and acknowledged it as the President and Secretary of WILSON AUTO BROKERS, INC., a Washington corporation, to be the free and voluntary act of such entity for the uses and purposes mentioned in this instrument.

DATED: August 30, 2005.



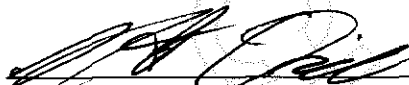
  
NOTARY PUBLIC in and for the State of  
Washington, residing at Kent.  
My Commission expires: 5/7/08.



EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL "A":

Tract "A" of Short Plat No. MV-3-84, as recorded February 29, 1984 in Volume 6 of Short Plats, pages 124 and 125, recorded under Auditor's File No. 8402290058, records of Skagit County, Washington; being a portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract "B" of Short Plat No. MV-3-84 as recorded February 29, 1984 in Volume 6 of Short Plats, pages 124 and 125, recorded under Auditor's File No. 8402290058, records of Skagit County, Washington; being a portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 19;  
thence North  $88^{\circ}21'00''$  East along the South line of said subdivision, a distance of 179.67 feet;  
thence North  $1^{\circ}15'00''$  East a distance of 160.00 feet to a point on the South line of Tract "A" of said Short Plat No. MV-3-84;  
thence North  $88^{\circ}45'00''$  West along the South line of said Tract "A", a distance of 10.00 feet to the Southwest corner of said Tract "A" and the true point of beginning of this property description;  
thence continuing North  $88^{\circ}45'00''$  West along the Westerly projection of the South line of said Tract "A", a distance of 58.91 feet;  
thence North  $1^{\circ}15'00''$  East parallel to the West line of said Tract "A", a distance of 51.71 feet;  
thence North  $88^{\circ}45'00''$  West, a distance of 91.97 feet to a point which lies 20.00 feet at right angles from the West line of Tract "B" of said Short Plat No. MV-3-84;  
thence North  $0^{\circ}52'35''$  East along a line parallel with and 20.00 feet Easterly of when measured at right angles to said West line of Tract "B", a distance of 118.16 feet;  
thence South  $88^{\circ}45'00''$  East, a distance of 151.65 feet to a point on the most Westerly line of said Tract "A";  
thence South  $1^{\circ}15'00''$  West along the most Westerly line of said Tract "A", a distance of 169.87 feet to the true point of beginning of this property description.

The above described tract being also known as Parcel 1 of that certain survey recorded September 9, 1990, under Auditor's File No. 9009050001 in Volume 10 of Surveys, page 91, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

EXHIBIT "A"  
LEGAL DESCRIPTION  
(CONTINUED)

PARCEL "C":

That portion of Tract "B" of Short Plat No. MV-3-84 as recorded February 29, 1984 in Volume 6 of Short Plats, pages 124 and 125, recorded under Auditor's File No. 8402290058, records of Skagit County, Washington; being a portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 19;

thence North  $0^{\circ}52'35''$  East along the West line of said Tract "B" of said Short Plat No. MV-3-84, a distance of 220.80 feet to the true point of beginning of this property description;

thence continuing North  $0^{\circ}52'35''$  East along the West line of said Tract "B", a distance of 118.16 feet;

thence South  $88^{\circ}45'00''$  East, a distance of 20.00 feet to the Northwest corner of Parcel 1 of Tract "B" of that Record of Survey as recorded on September 5, 1990, in Volume 10 of Surveys, page 91, under Auditor's File No. 9009050001;

thence South  $0^{\circ}52'35''$  West along the West line of said Parcel 1 of Tract "B", a distance of 118.16 feet;

thence North  $88^{\circ}45'00''$  West, a distance of 20.00 feet to the true point of beginning of this property description.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor