



200607120125

Skagit County Auditor

7/12/2006 Page 1 of 4 4:27PM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Memorandum of Lease

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Calvin R. Sherman and Elly Sherman, husband and wife,

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Richard Padilla and Dina Padilla, husband and wife

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION:

Parcel A: Tract B of Skagit County Short Plat No. 36-76

Parcel B: Ptn of W ½ of NE ¼ of NE ¼ of NW ¼, Sec. 14,
Twp. 35 N, R 4 EWM

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 3 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P36605 & P36595

MEMORANDUM OF LEASE

This Memorandum of Lease dated this 7th day of July, 2006, and between **CALVIN R. SHERMAN** and **ELLY SHERMAN**, husband and wife, 8033 Sheila Lane, Sedro Woolley, Skagit County, Washington 98284, as Lessor, and **RICHARD PADILLA** and **DINA PADILLA**, husband and wife, 1300 Hinson Court, Sedro Woolley, Skagit County, Washington 98284, as Lessee.

1. **Area Leased.** The Lessor hereby leases to Lessee and Lessee hereby leases from the Lessor, real estate located in Skagit County, Washington, the legal description of which property is described on Exhibit "A" attached hereto, and by this reference made a part hereof as though fully set forth, also known as 8033 Sheila Lane, Sedro Woolley, Skagit County, Washington.

2. **Term of Lease.** The term of this lease shall be for approximately 26-27 months (contingent on exercise of option as set forth below) commencing August 1, 2006, up to and through August 31, 2010.

3. **Option to Purchase.** Lessee shall have the option, during the term of the lease, to purchase the subject property. Lessee must give sixty (60) days' written notice to Lessor of Lessee's intention to exercise the option to purchase. In no event, without the written consent of Lessor, shall this option to purchase be exercised and purchase price paid, at a date any later than sixty (60) days following the last day of the term of this lease, more particularly August 31, 2010.

4. This Memorandum of Lease is subject to the terms, conditions and restrictions contained in that certain unrecorded Lease of Real Estate with Option to Purchase between Lessor and Lessee dated July 7, 2006.

LESSOR:





CALVIN R. SHERMAN



ELLY SHERMAN

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 12 2006

Amount Paid 
By  Deputy 1

LESSEE:



RICHARD PADILLA



DINA PADILLA

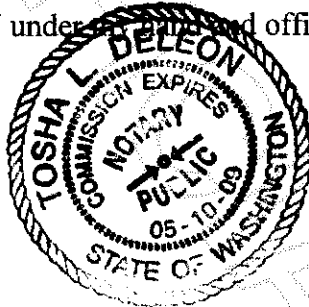


200607120125
Skagit County Auditor

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **CALVIN R. SHERMAN** and **ELLY SHERMAN**, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of July, 2006.

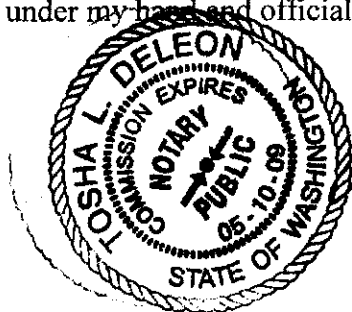


[Signature]
Notary Public in and for the State of Washington,
residing at Mt. Vernon

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **RICHARD PADILLA** and **DINA PADILLA**, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of July, 2006.



[Signature]
Notary Public in and for the State of Washington,
residing at Mt. Vernon



EXHIBIT "A"

Parcel A:

Tract B of Skagit County Short Plat No. 36-76, approved January 4, 1977 and recorded January 10, 1977, under Auditor's File No. 8489 in Book 2 of Short Plats, page 13, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Sheila Lane as shown on the face of the Short Plat.

Parcel B:

A portion of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision thence South $2^{\circ}29'46''$ East, along the West line thereof, a distance of 332.38 feet; thence South $88^{\circ}40'26''$ East, a distance of 159.82 feet; thence North $2^{\circ}35'24''$ West, a distance of 331.31 feet to the North line of said subdivision; thence North $88^{\circ}16'40''$ West along the North line of said subdivision, a distance of 159.39 feet to the Point of Beginning.

EXCEPT the North 20 feet thereof conveyed to Skagit County by Deed recorded September 19, 1924, in Volume 133 of Deeds, page 541.

AND EXCEPT the South 10 feet of the North 30 feet thereof conveyed to Skagit County by Deed recorded June 26, 1986 under Auditor's File No. 8606260026.

