

WHEN RECORDED RETURN TO:  
FRANK R. WILLSON, PLLC  
Attorney at Law  
1907 Everett Avenue  
Everett, WA 98201



200611080118  
Skagit County Auditor

11/8/2006 Page 1 of 5 2:45PM

COVER SHEET

DOCUMENT TITLE:

1. MEMORANDUM OF LEASE AND EASEMENT AGREEMENT

GRANTOR(S)(last name first, first name and initial):

1. JERRY NELSON and MARILY NELSON, husband and wife; SOUTH BAY FARMS, LLC, a Washington limited liability company

GRANTEE(S)(last name first, first name and initial):

1. HIS-N-MISS GUN CLUB, INC., a Washington corporation

LEGAL DESCRIPTION:

Starting at a point along the west property line of Parcel P15995, 599 feet south of the NE corner of Skagit County Assessor's Parcel P15990, then south 477 feet to the intersection of northeast trending and north trending ditch lines, then northeasterly 728 feet along the northeaster trending ditch, then westerly to a point on the west property line of Parcel P15995 679 feet south of the NE corner of Skagit County Assessor's Parcel P15990 that is the point of the beginning.

That portion of Government Lot 3 of Section 22 Township 33 North, Range 3 E. W.M. , described as follows: Beginning at the intersection of the West line of said Lot 3 with the center line of the existing dike running along the Northerly line of Brown's slough; thence North along the West line of Government Lot 3 a distance of 60 feet; thence East a distance of 60 feet parallel with the North line of said Lot 3; thence South parallel with the West line of Lot 3 to the center line of the dike, thence Southwest along the center line of the dike to the point of beginning. Together with an easement over and across appurtenant lands.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER:

TAX PARCEL NOS. 15995, 15994

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 02 2006

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

**MEMORANDUM OF LEASE AND EASEMENT AGREEMENT**

The Lease and Easement Agreement dated October 26<sup>th</sup>, 2006 between the JERRY NELSON and MARILY NELSON, husband and wife; SOUTH BAY FARMS, LLC, a Washington limited liability company and HIT-N-MISS GUN CLUB, INC., a Washington corporation provides a lease for a period of fifty (50) years commencing November 1, 2006 and ending on October 31, 2056 of the following:

**Easement described as follows.**

A non-exclusive easement over the West Fifteen (15) feet of that portion of Government Lots 2 and 3 lying Southerly of the Fir Island County road, except that portion lying within the leased premises described in the lease, less existing roads; together with usage of the top of the dike located on Government Lots 2 and 3 lying along the Westerly and Northwesterly boundaries of Brown's slough and extending from the Fir Island County road to the Westerly line of Government Lot 3, all in Skagit County Washington.

**Lease of 4 acre portion described as follows:**

Starting at a point along the west property line of Parcel P15995, 599 feet south of the NE corner of Skagit County Assessor's Parcel P15990, then south 477 feet to the intersection of northeast trending and north trending ditch lines, then northeasterly 728 feet along the northeaster trending ditch, then westerly to a point on the west property line of Parcel P15995 679 feet south of the NE corner of Skagit County Assessor's Parcel P15990 that is the point of the beginning.

**Lease of a Duck shack area described as follows:**

That portion of Government Lot 3 of Section 22 Township 33 North, Range 3 E. W.M. , described as follows: Beginning at the intersection of the West line of said Lot 3 with the center line of the existing dike running along the Northerly line of Brown's slough; thence North along the West line of Government Lot 3 a distance of 60 feet; thence East a distance of 60 feet parallel with the North line of said Lot 3; thence South parallel with the West line of Lot 3 to the center line of the dike, thence Southwest along the center line of the dike to the point of beginning. Together with an easement over and across appurtenant lands of lessors.



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GRANTOR:

SOUTH BAY FARMS, LLC, a  
Washington Limited Liability Company

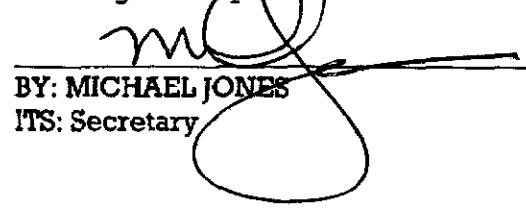
  
BY: JERRY NELSON  
ITS: Managing Member

  
JERRY NELSON

  
MARILY NELSON

GRANTEE:

HIT-N-MISS GUN CLUB, INC, a  
Washington Corporation

  
BY: MICHAEL JONES  
ITS: Secretary

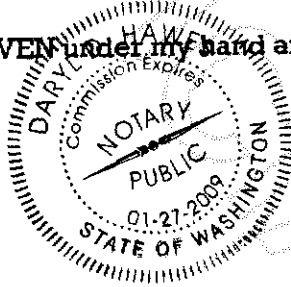


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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

On this day personally appeared before me JERRY NELSON, to me known to be the Managing Member of the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the seal of said limited liability company.

GIVEN under my hand and official seal this 26th day of October, 2006.

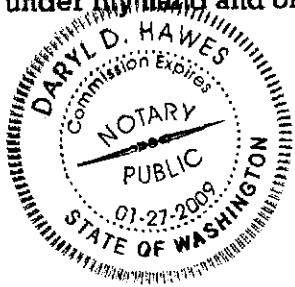


[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at Burlington  
My commission expires 01-27-09

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SNOHOMISH )

On this day personally appeared before me JERRY NELSON and MARILY NELSON, 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 26th day of October, 2006.



[Signature]  
NAME:  
NOTARY PUBLIC in and for the State of  
Washington, residing at Burlington  
My commission expires 01-27-09

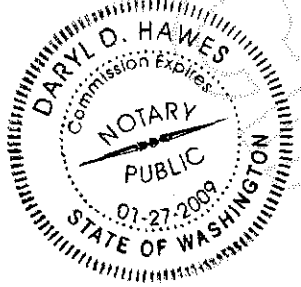


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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

On this day personally appeared before me MICHAEL JONES, to me known to be the Secretary/Treasurer of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 26<sup>th</sup> day of October, 2006.



[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at Burlington  
My commission expires 01-27-09



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