



200801020101

Skagit County Auditor

1/2/2008 Page 1 of 3 1:54PM

AFTER RECORDING MAIL TO:

Name Les Schwab Tire Centers
Address PO BOX 667
City/State Prineville, OR. 97754
Attn: Bonnie McCoy

Document Title(s):

1. Memorandum of Lease and Purchase Obligation

GUARDIAN NORTHWEST TITLE CO.

89343

Reference Number(s) of Documents Assigned or released:

N/A

Grantor(s):

1. Edward J. and Waleda M. Wallgren

[] Additional information on page of document

Grantee(s):

1. Les Schwab Tire Centers of Washington, Inc.

[] Additional information on page of document

Abbreviated Legal Description:

Ptn Lot 1 and all Lots 2-5, Lots 10-17, Block 7, FIRST ADDITION TO THE CITY OF ANACORTES,
Skagit Co., Washington

Tax Parcel Number(s): 3788-007-013-0002 and 3788-007-017-0008 and P57208

[X] Complete legal description is on page 2 of document

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 02 2008

Amount Paid \$
Skagit Co. Treasurer
By Deputy

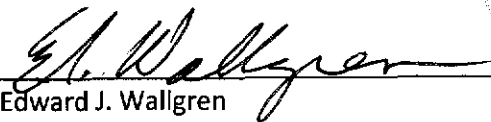
Recording requested by
and after recording return to:

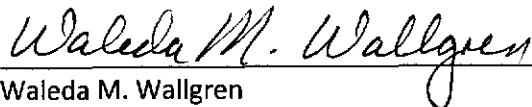
Bonnie McCoy
Les Schwab Tire Centers
PO Box 667
Prineville, OR 97754

MEMORANDUM OF LEASE AND PURCHASE OBLIGATION

Notice is hereby given that Les Schwab Tire Centers of Washington, Inc. ("Les Schwab"), has a leasehold interest in, and an obligation to purchase, that real property described on Exhibit A attached hereto pursuant to a Real Property Lease dated January 2, 2008 between Edward J. and Waleda M. Wallgren as "Lessor" and Les Schwab as "Tenant."

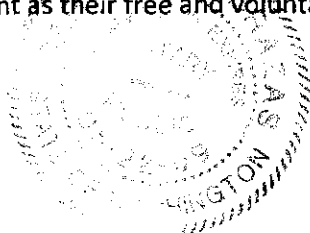
DATED this 2nd day of January, 2008.


Edward J. Wallgren


Waleda M. Wallgren

STATE OF WASHINGTON)
) ss.
County of ISLAND)

I, CAROLYN K. BRAZAS, a notary public, do hereby certify that on December 14, 2007, personally appeared before me Edward J. Wallgren and Waleda M. Wallgren, who signed the foregoing instrument as their free and voluntary act.




Notary Public for Washington
My Commission Expires: 5/22/09



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EXHIBIT A

ANACORTES PROPERTIES

The "Property" consists of both the tire center property described as:

Lots 10 through 17, inclusive, Block 7, "First Addition to the City of Anacortes, Skagit Co., Washington", as per Plat recorded in Volume 1 of Plats, Page 24, Records of Skagit County, Washington.

And the warehouse property described as:

The West 5 feet of Lot 1 and all of Lots 2 through 5, Block 7, "First Addition to the City of Anacortes", according to the Plat thereof, recorded in Volume 1 of Plats, Page 24, Records of Skagit County, Washington.



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