



200804290193

Skagit County Auditor

4/29/2008 Page

1 of

3 2:47PM

Document Title: Lease

Reference Number :

Grantor(s):

☐ additional grantor names on page \_\_\_\_

1. Harbor Lands LP
- 2.

Grantee(s):

☐ additional grantee names on page \_\_\_\_

1. Coachman Inns
- 2.

Abbreviated legal description:

☐ full legal on page(s) \_\_\_\_

Ptn of gov Lt. 1 05/34/02

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page \_\_\_\_

P19929

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 29 2008

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO  
Joel Douglas  
Harbor Lands LP  
405 Fieldston  
Bellingham, WA 98227  
Tax Parcel No.: P19929 (easement only)

**SIGN - SITE LEASE AGREEMENT**

*Continuation and renewal of the Morgan Trust/ Coachman Inns Lease*

**LESSEE:** COACHMAN INNS, or designee, P.O. Box 4082, Bellingham, WA 98227, (360)734-8191;  
OR Hwy 20 at Goldie Rd., Anacortes, WA 98227.

**LESSOR:** Harbor Lands LP Phone: (360)734-2222 Joel Douglas  
Address: 405 Fieldston, Bellingham, WA 98227

(Please mail rental checks to above address.)

**LOCATION:** North, across Hwy. 20, opposite Similk Beach Gold Course, at its present location and where located since 1994; including easements for power-pole and service-lines; such lines may be relocated by mutual consent. (see attached Exhibit A Recorded under **Skagit County Auditor's File No. 20070412013.**)

**TERMS OF LEASE:** East-facing "Coachman" board; Beginning June 5, 2007; the annual rate will be one dollar (\$1.00) and other consideration. At the end of the ten year lease term, Lessee has the right to renew the Sign-Site Lease Agreement for another ten years, and this option is continuing in ten year increments. If no option is exercised, the Agreement will continue year-to-year unless terminated in writing.

During these terms of use, the owner (Lessor) shall have the right to review and approve any changes to the sign valued in excess of \$9,000.00. There shall be no advertising of alcohol and no flashing light messages without the Lessor's prior approval.

Agreed

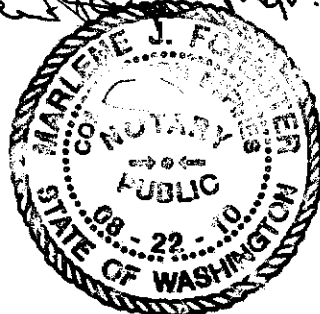
*Coachman Inns LP*  
LESSEE

Date: *4 Jun 07*

Agreed

*Harbor Lands LP*  
LESSOR

Date: *4 Jun 07*



State of Washington County of Whatcom	
I certify that I know or have satisfactory evidence that <u>Joel Douglas</u> is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.	
DATED: <u>6-4-07</u>	
NOTARY PUBLIC: <u>Marlene J. Forester</u> SEAL	
Printed Name: <u>MARLENE J. FORESTER</u>	
My appointment expires: <u>8-22-10</u>	



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EXHIBIT A

That portion of Government Lot 1 of Section 5, Township 34 North, Range 2 East, W.M., in Skagit County, Washington, lying northerly of the northerly right-of-way line of SR 20 as shown on the right-of-way map titled SR 20, Jct. SSH No. 1-D to Swinomish Slough, Sheet 1 and 2 of 8 sheets, dated August 2, 1960, filed in the office of the Washington State Department of Transportation in Olympia, Washington;

EXCEPT the easterly 30 feet of said Government Lot 1;

ALSO EXCEPT that portion, if any, lying within the following described tract: Beginning at the northeast corner of the Northeast Quarter of said Section 5; thence South 00°30'00" West along the east line of said Northeast Quarter, 2,376.15 feet; thence North 89°59'00" West, 1,241.83 feet to the True Point of Beginning; thence North 00°01'00" East, 150 feet; thence North 89°59'00" West, 200 feet; thence South 00°01'00" West, 150 feet; thence South 89°59'00" East, 200 feet to the True Point of Beginning;

ALSO EXCEPT that portion, thereof, if any, conveyed to Skagit County by document recorded March 31, 1939 as Auditor's File No. 311441.

(advertising sign lot on Highway 20)

Skagit County Property I.D. No: P19929



200804290193  
Skagit County Auditor

4/29/2008 Page

3 of

3 2:47PM