


Filed for Record at the Request Of:
Washington GT Investments, Inc.
2616 - 26th Street
Anacortes, Washington 98221


200812230078
Skagit County Auditor
12/23/2008 Page 1 of 6 4:02PM

CHICAGO TITLE COMPANY
IC47176

Document Title: MEMORANDUM OF LEASE AND ASSIGNMENT OF LEASE

Grantors: JOY WERNER, a single person (through FELICITY EADON, her attorney in fact), and MARILYN W. DERIG, as Successor Trustee of the W.V. WELLS TESTAMENTARY TRUST, ACCC Inc., a

Grantee: WASHINGTON GT INVESTMENTS, INC.

Tax/Parcel Number: 3772-040-020-0002 / P55110

Reference No.: UNRECORDED LEASE

MEMORANDUM OF LEASE AND ASSIGNMENT OF LEASE

THIS MEMORANDUM, dated October 27, 2008, is between JOY WERNER, a single person, and MARILYN W. DERIG, as Successor Trustee of the W.V. WELLS TESTAMENTARY TRUST (collectively, "Lessor"); ACCC, INC., a Washington Corporation, and TED and RITA FILLER, husband and wife (collectively, "Assignor"); and WASHINGTON GT INVESTMENTS, INC., a Washington Corporation ("Assignee").

1. **Lease of Land.** Lessor leased to Assignor (as Lessee), upon the terms and conditions of the lease agreement (including all modifications thereto) in effect between the parties, dated March 12, 1993, which terms and conditions are incorporated by this reference, that certain real property, situated in the City of Anacortes, Skagit County, Washington, commonly known as 1120 Commercial Avenue, Anacortes, Skagit County, Washington, legally described as:

Assessor's Tax / Parcel Identification Number: 3772-040-020-0002 / P55110

Lots 17, 18, 19 and 20, Block 40, ORIGINAL PLAT OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, ~~page 4~~, records of Skagit County, Washington, pages 4 through 7

TOGETHER WITH the South Half of vacated alley abutting thereon; and Tract 10, "PLATE NO. 10, TIDE AND SHORE LANDS of Section 19, Township 35 North, Range 2 E., W.M., of Anacortes Harbor," according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington.

2. **Term.** The lease is for a period of thirty-six years, commencing June 1, 1993 and running through May 31, 2029, unless sooner terminated as provided in the lease. Lessee then has two options to extend the lease for additional terms of five (5) years each, until May 31, 2034 and then again until May 31, 2039, subject to the terms and conditions of the lease agreement (including all modifications thereto).

3. **Assignment.** Assignor has assigned all its rights and responsibilities as Lessee under the lease to Assignee, Assignee has assumed those rights and responsibilities, and Lessor has consented to said assignment pursuant to the lease agreement. Therefore, Assignee is now the Lessee under the lease agreement.

4. **Purpose of Memorandum of Lease.** This memorandum of lease is prepared for the purpose of recordation, and it in no way modifies the lease agreement between the parties. IN WITNESS, each party to this memorandum of lease and lease assignment has caused it to be executed at Anacortes, Washington on the date indicated above.

5. **Counterparts.** This memorandum may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument. Photocopies and fax copies of this memorandum shall have the same force and effect as the originals and may be used in lieu of the originals in any legal proceeding.

ASSIGNOR:
ACCC, Inc.

By: TTC Filler
Ted Filler,
President

TTC Filler
Ted Filler
(Individually)

Rita Filler
Rita Filler
(Individually)

ASSIGNEE:
Washington GT Investments, Inc.

By: Dan Filler
Dan Filler,
Vice President

LESSOR #1:

W.V.WELLS TESTAMENTARY TRUST

By: Marilyn W. Derig
Marilyn W. Derig,
Trustee

Lease
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 23 2008

Amount Paid \$15
Skagit Co. Treasurer
By MBM Deputy

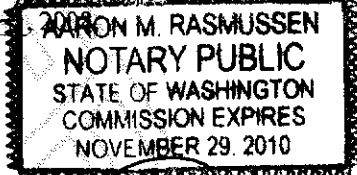


STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that TED FILLER is the person who appeared before me, and said person acknowledged that he signed the foregoing instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it, individually and as President of ACCC, INC., to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27 day of

October, 2008.



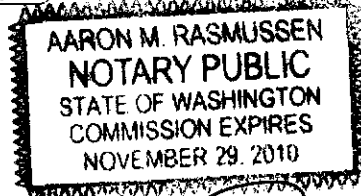
Aaron M. Rasmussen
NOTARY PUBLIC in and for the State of Washington,
residing at Anacortes
My appointment expires 11-29-10

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me RITA FILLER, to me known to be the individual described in and who executed the foregoing document and acknowledged that she signed said document as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27 day of

October, 2008.



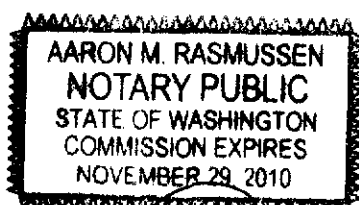
Aaron M. Rasmussen
NOTARY PUBLIC in and for the State of Washington,
residing at Anacortes
My appointment expires 11-29-10

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DAN FILLER is the person who appeared before me, and said person acknowledged that he signed the foregoing instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it, as Vice President of WASHINGTON GT INVESTMENTS, INC., to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27 day of

October, 2008.



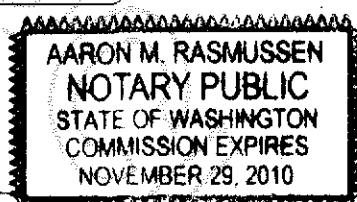
Aaron M. Rasmussen
NOTARY PUBLIC in and for the State of Washington,
residing at Anacortes
My appointment expires 11-29-10

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MARILYN W. DERIG is the person who appeared before me, and said person acknowledged that she signed the foregoing instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it, as Trustee of the W.V. WELLS TESTAMENTARY TRUST, to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25 day of

October, 2008.



Aaron M. Rasmussen
NOTARY PUBLIC in and for the State of Washington,
residing at Anacortes
My appointment expires 11-29-10

LESSOR # 2:
JOY WERNER

By: _____
Felicity Eadon
Her Attorney in fact

STATE OF _____)
COUNTY OF _____) ss.

I certify that I know or have satisfactory evidence that FELCITY EADON is the person who appeared before me, and said person acknowledged that she signed the foregoing instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it, as Attorney-in-fact for JOY WERNER, to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 2008.

NOTARY PUBLIC in and for the State of _____
residing at _____
My appointment expires _____



200812230078
Skagit County Auditor

Filed for Record at the Request Of:
Washington GT Investments, Inc.
2616 - 26th Street
Anacortes, Washington 98221

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Grantors: JOY WERNER, a single person (through FELICITY EADON, her attorney in fact), and MARILYN W. DERIG, as Successor Trustee of the W.V. WELLS TESTAMENTARY TRUST, ACCC Inc., a

Grantee: WASHINGTON GT INVESTMENTS, INC.

Tax/Parcel Number: 3772-040-020-0002 / P55110

MEMORANDUM OF LEASE AND ASSIGNMENT OF LEASE

THIS MEMORANDUM, dated 3/December, 2008, is between JOY WERNER, a single person, and MARILYN W. DERIG, as Successor Trustee of the W.V. WELLS TESTAMENTARY TRUST (collectively, "Lessor"); ACCC, INC., a Washington Corporation, and TED and RITA FILLER, husband and wife (collectively, "Assignor"); and WASHINGTON GT INVESTMENTS, INC., a Washington Corporation ("Assignee").

1. **Lease of Land.** Lessor leased to Assignor (as Lessee), upon the terms and conditions of the lease agreement (including all modifications thereto) in effect between the parties, dated March 12, 1993, which terms and conditions are incorporated by this reference, that certain real property, situated in the City of Anacortes, Skagit County, Washington, commonly known as 1120 Commercial Avenue, Anacortes, Skagit County, Washington, legally described as:

Assessor's Tax / Parcel Identification Number: 3772-040-020-0002 / P55110

Lots 17, 18, 19 and 20, Block 40, ORIGINAL PLAT OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington,

TOGETHER WITH the South Half of vacated alley abutting thereon; and Tract 10, "PLATE NO. 10, TIDE AND SHORE LANDS of Section 19, Township 35 North, Range 2 E., W.M., of Anacortes Harbor," according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington.

2. **Term.** The lease is for a period of thirty-six years, commencing June 1, 1993 and running through May 31, 2029, unless sooner terminated as provided in the lease. Lessee then has two options to extend the lease for additional terms of five (5) years each, until May 31, 2034 and then again until May 31, 2039, subject to the terms and conditions of the lease agreement (including all modifications thereto).

3. **Assignment.** Assignor has assigned all its rights and responsibilities as Lessee under the lease to Assignee, Assignee has assumed those rights and responsibilities, and Lessor has consented to said assignment pursuant to the lease agreement. Therefore, Assignee is now the Lessee under the lease agreement.



LESSOR # 2:

JOY WERNER

By: *Felicity Eadon*

Felicity Eadon
Her Attorney in fact

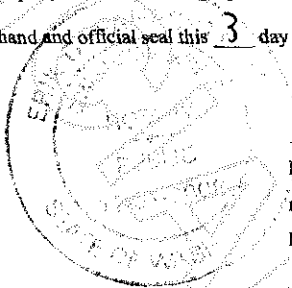
STATE OF Washington

COUNTY OF Whatcom

ss.

I certify that I know or have satisfactory evidence that FELCITY EADON is the person who appeared before me, and said person acknowledged that she signed the foregoing instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it, as Attorney-in-fact for JOY WERNER, to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3 day of December, 2008.



Lyndon
NOTARY PUBLIC in and for the State of WA
residing at Lyndon
My appointment expires 12-31-08



200812230078
Skagit County Auditor