

Skagit County Auditor

1/8/2009 Page 1 of 5 3:13PM

RETURN TO: SCHACHT & HICKS INC PS ATTORNEYS AT LAW PO BOX 1165 MOUNT VERNON WA 98273

DOCUMENT TITLE: SHORT FORM LEASE

GRANTOR: STERLING HILL NATIONAL, LLC

GRANTEE: B & R DISTRIBUTORS, INC.

ABBREVIATED LEGAL DESCRIPTION: Ptn Blocks 103, 105, 106, 107 and 110, Amended Plat of Burlington

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P71980, P71981, P71982, P71993, P71995, P71998, P71996, P71997, P72001, P72002, P72009

SHORT FORM LEASE

This is a Short Form Lease executed in triplicate effective January 1, 2009, between STERLING HILL NATIONAL, LLC, "Lessor", and B & R DISTRIBUTORS, INC., hereinafter "Lessee".

1. <u>PURPOSE</u>. The parties execute this Short Form Lease for the purpose of recording.

2. <u>INCORPORATION BY REFERENCE</u>. The parties incorporate here by reference that certain Lease dated effective January 1, 2009, between STERLING HILL NATIONAL, LLC, "Lessor", and B & R DISTRIBUTORS, INC., hereinafter "Lessee".

3. <u>DESCRIPTION</u>. The properties leased are situate in the county of Skagit, state of Washington, legally described as follows:

A portion of the premises described on EXHIBIT "A" as depicted on the drawing in EXHIBIT "B" both attached hereto and by reference made a part hereof. 4. <u>TERM</u>. The term of said lease shall be for a period of ten (10) years commencing on January 1, 2009, with options for two (2) additional five (5) year terms.

IN WITNESS WHEREOF, the parties hereto have executed this Short Form Lease in triplicate the day and year first above written.

	STERLING HILL NATIONAL, LLC
	By N. 71
Sector and the sector of the s	NORMAN W. NELSON, JR.
	Managing member
and the second sec	LESSOR
and the second	
	B & R DISTRIBUTIORS, INC.
	Bý A.
SKAGIT COUNTY WASHINGTON	BRIAN D. SWEENEY, President
REAL ESTATE EXCISE TAX	LESSEE
JAN 0 8 2009	\sim $\sqrt{-D//}$
	BRIAN D. SWEENEY
Amount Paid \$ 0 Skagit Co. Treasurer	Individually and personally
By WWW Deputy	Hose M. Suceney/
	ROSE M. SWEENEY
	Individually and personal/1y
STATE OF WASHINGTON)	
) COUNTY OF SKAGIT)	ss.

I certify that I know or have satisfactory evidence that NORMAN W. NELSON, JR., is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as Managing Member of STERLING HILL NATIONAL, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

ATED C December <u>30</u>, 2008. 25 CIERN KAY L. NECLEY Printed name: Notary Public in and for the state of Washington, residing at Mount Vernon My appointment expires: 3/15/2012 20090108007 Skagit County Auditor 1/8/2009 Page 2 of 5 3:13PM

Parcel "A":

Lots 13 - 20, Block 103, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County.

Parcel "B":

Lots 1 - 3, Block 105, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County.

Parcel "C":

Lot 7, Block 111 and Lots 1 - 17, Block 106, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County;

TOGETHER WITH the following described parcel:

The Northwest 21.0 feet of the 100 foot wide strip of land conveyed to the Seattle & Northern Rallway Company by Deed recorded January 10, 1890 in Volume 9 of Deeds, page 295, said 100 feet being 50.0 feet wide on each side of said Rallway Company's Main Track centerline, as now located and constructed upon, over and across the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., Skagit County, Washington, said Northwesterly 21.0 feet lying between two lines drawn parallel with and distant, respectively, 29.0 feet and 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline, bounded on the East by the West line of 60.0 foot wide Walnut Street, and bounded on the Southwest by a line drawn at right angles to said Main Track centerline from the intersection of the West line of Alder Street with the Northwesterly line of said 100.0 foot wide right-of-way, according to the recorded Plat of Burlington, Washington;

AND TOGETHER WITH the vacated alley within Block 106 of said "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH the East 1/2 of vacated Alder Street abutting said Lots 10 and 11, Block 106, and abutting said vacated alley within Block 106 of said "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH that portion of vacated Vernon Street abutting said Block 106 and said Block 111 and abutting said vacated portion of Alder Street, lying Northwesterly of the above described portion of railway right-of-way.

EXHIBIT A (Page one)



3 of

Skagit County Auditor

1/8/2009 Page

5 3:13PM

Parcel "D":

Lots 1 - 4, 23 - 26, Block 107 "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County,

TOGETHER WITH the vacated alley within said Block 107 of said "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH the West 1/2 of vacated Alder Street abutting said Lot 1 and Lot 26, Block 107 and abutting said vacated alley within said Block 107 of said "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH the North 1/2 of vacated Vernon Street abutting said Lots 23 - 26, Block 107, "AMENDED PLAT OF BURLINGTON", and abutting the said West 1/2 of vacated Alder Street

Parcel "E":

Tract 3, Burlington Short Plat No. 76-3, approved December 21, 1976 and recorded January 12, 1977 in Volume 2 of Short Plats, page 17, under Auditor's File No. 849133, records of Skagit County, Washington, located in Section 32, Township 35 North, Range 4 East, W.M., and being a portion of block 107, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

EXCEPT therefrom that portion lying West of the Southerly extension of the East line of Tract 1 of said Short Plat.

Parcel "F":

The East 71-1/2 feet of Lot 16, all Lots 1 - 5 and the East 11-1/2 feet of Lot 6, All within Block 110, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County;

TOGETHER WITH the West 1/2 of vacated Alder Street abutting said Lot 1, Block 110, "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH the South 1/2 of vacated Vernon Street abutting said Lots 1, 2, 3 and East 11-1/2 feet of Lot 4, Block 110, "AMENDED PLAT OF BURLINGTON", and abutting the West 1/2 of vacated Alder Street.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

EXHIBIT A (Page two)

1/8/2009 Page



4 of

5 3:13PM

