

After Recording Return To:
Ameritrust CDC
Attn: Diane Blashill
421 W. Riverside, Suite 1081
Spokane, WA 99201



201201040088

Skagit County Auditor

1/4/2012 Page 1 of 4 3:49PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 04 2012

LAND TITLE OF SKAGIT COUNTY

140912-5

Amount Paid \$
Skagit Co. Treasurer
By *72-1222* Deputy

MEMORANDUM OF LEASE

Grantor: (1) District Line Holdings, LLC
Grantee: (1) Action RV, LLC
Abbreviated Legal: Ptn. W 1/2 of NW 1/4 of SW 1/4, 27-35-4 E W.M., Skagit County,
Washington.
Tax Parcel No.: 350427-0-038-0018 (P37757)

THIS INDENTURE made and entered into this 15th day of December, 2011, by and between District Line Holdings, LLC, a Washington limited liability company, hereinafter called "Lessor", and Action RV, LLC, a Washington limited liability company, hereinafter called "Lessee".

WITNESSETH

That for the term and upon the terms and conditions set forth in the Lease Agreement dated November 21, 2011 (including any amendments or addendums thereto), and which commenced on November 21, 2011, from the Lessor to Lessee, the Lessor has leased, demised and let, and does hereby lease, demise and let unto Lessee its interest in the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

The lease, including options to renew or extend, is for a term of twenty one (21) years commencing on November 21, 2011 and terminating on November 20, 2032.

In witness thereof, the parties hereto have caused their respective names to be hereto subscribed as of the day and year first above written.

LESSOR:

District Line Holdings, LLC,
a Washington limited liability company

By: Dale Russell
Dale Russell, Manager

By: Leslie Meader
Leslie Meader, Manager

LESSEE:

Action RV, LLC,
a Washington limited liability company

By: Dale Russell
Dale Russell, Sole Member/Manager

[Notary's Acknowledgments on next Page]

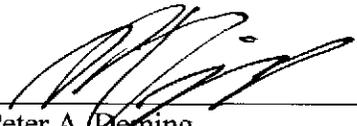


STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Dale Russell** and **Leslie Meader** are the persons who signed this instrument and acknowledged it as the **Managers of District Line Holdings, LLC**, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 15th day of December, 2011.

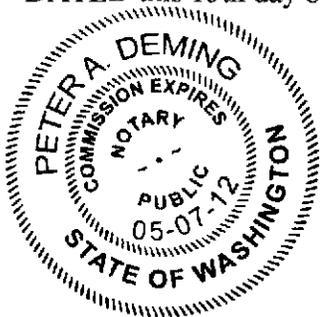



Peter A. Deming
NOTARY PUBLIC in and for the State
of Washington, residing at Kent.
My appointment expires: May 7, 2012

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Dale Russell** is the person who signed this instrument and acknowledged it as the **Sole Member/Manager of Action RV, LLC**, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 15th day of December, 2011.




Peter A. Deming
NOTARY PUBLIC in and for the State
of Washington, residing at Kent.
My appointment expires: May 7, 2012



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel "A":

A tract of land in the West ½ of the Northwest ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision, 389.44 feet East of the Southwest corner thereof;
thence North 14°22'30" West 272.92 feet, more or less, to the Southeast right of way line of the former Puget Sound and Baker River Railway Company Railroad;
thence Southwest along the Southeast line of said railroad company right of way to the South line of the above said subdivision;
thence South 89°47'30" East along said subdivision line of the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "B":

That portion of the Southwest ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., lying North and West of the State Highway which extends over and across said Southwest ¼ of the Southwest ¼ and adjoins the North line of the Great Northern Railway right of way,

EXCEPT the County road,

AND EXEPT the following described tract:

Beginning at a point on the North line of said subdivision, 489.14 feet East to the Northwest corner thereof, said point being the point of intersection of said subdivision line with the North right of way line of the County road through said subdivision;
thence South 60°23'30" West along the North line of the County right of way 100 feet;
thence North 14°22'30" West, 51.38 feet to the North line of said subdivision;
thence South 89°49'30" East along the North line of said subdivision 99.7 feet to the point of beginning,

ALSO EXCEPT that portion conveyed to Dujardin Development Company by deed recorded September 5, 1991, under Auditor's File No. 9109050063, and re-recorded March 12, 1991, under Auditor's File No. 9203120084.

Situate in the County of Skagit, State of Washington.

