

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Vaughn Jolley
PO Box 1155
La Conner, WA 98257



201203210021
Skagit County Auditor

3/21/2012 Page 1 of 6 10:22AM

LAND TITLE OF SKAGIT COUNTY

141155-06

Grantor (s): TRITON – AMERICA, LLC, a Washington limited liability company

Grantee (s): THE LACONNER GROUP, LLC, a Washington limited liability company

Abbreviated Legal: PtnTr5, Ptn Blk 5, Blks Q&R, LaConner; Ptn Blks19&20, Syndicate
Add; Ptn Trs14-16, Plate 18, LaConner Tdlds. LaConner Tidelands

Additional Legal on page(s): Exhibit "A"

Assessor's Tax Parcel No.: 4123-017 -001-0007, P74046; 4123-017-009-0009, P74047; 4123-017 -018-0008, P74051; 4123-017 -019-0007, P74053; 4123-018-009-0007, P74057; 4128-020-008-0009, P74392; 4129-018-014-0103, P74469; 4129-018-015-0003, P74470; 4129-018-900-1504, P74494; 4129-018-900-1603, P74495; 4129-018-900-1702, P74496

MEMORANDUM OF LEASE

This is a Memorandum of Lease for that certain Lease ("Lease") for real property of Grantor, which Lease was executed as of the 8th day of March, 2012, between TRITON – AMERICA, LLC, a Washington limited liability company, ("Landlord") and VAUGHN JOLLEY ("Tenant").

1. Purpose: The parties execute this Memorandum of Lease for recording purposes only.
2. Incorporation by Reference: The parties incorporate herein by reference that certain Lease dated as of the 8th day of March, 2012.
3. Term of Lease: The Lease is for a term of two (2) years commencing March 8th, 2012.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Memorandum of Lease - 1

MAR 21 2012


Amount Paid \$
Skagit Co. Treasurer
By *JRM* Deputy

The expiration date of the Lease is February 28, 2014. There are no options to extend or renew said Lease. The Lease contains provisions for early termination.

- 4. Permits. The Lease provides that the Tenant has the right to seek and obtain permits for the development of the property.
- 5. Description: The premises leased consist of real property located in La Conner, Skagit County, Washington and which are more particularly described in the attached Exhibit "A".

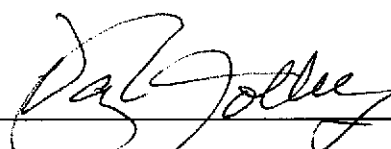
IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease effective as of the day and year first above written.

LANDLORD
TRITON-AMERICA, LLC

Signature 
By: _____
Print Name RON HALTERMAN

Its:
Title CO-MANAGER

TENANT
THE LACONNER GROUP, LLC

Signature 
By: _____

Print Name VAUGHN JOLLEY, MANAGER
Its:
Title

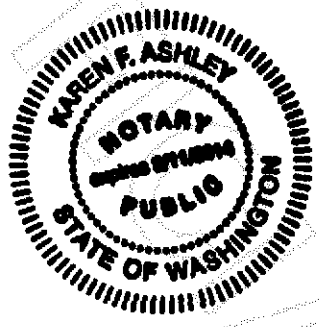


State of Washington)
) ss
County of Skagit)

Row Halterman

I certify that I know or have satisfactory evidence that ~~THOMAS HSUEH~~ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as a *MEMBER of TRITON-AMERICA, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

*CO-MANAGER



Dated: *March 20, 2012*

(Signature) *Karen Ashley*
NOTARY PUBLIC

Print Name of Notary KAREN ASHLEY
My appointment expires: 9/11/2014

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that VAUGHN JOLLEY is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as a MEMBER of THE LACONNER GROUP, LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: MARCH 15, 2012

(Signature) *Karen Ashley*
NOTARY PUBLIC

Print Name of Notary KAREN ASHLEY
My appointment expires: 9/11/2014



201203210021
Skagit County Auditor

Exhibit "A"
Legal Description

PARCEL "A":

The Easterly 80 feet of Lots 5, 6, 7 and 8; and the Easterly 80 feet of the Southerly 20 feet of Lot 9 in Block "R" of "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat thereof recorded in Volume 2 of Plats, page 49, records of Skagit County, EXCEPT that portion of said premises, if any, lying within Tract 16 of "CORRECTED SUPPLEMENT TO PLATE NO. 18, LaCONNER TIDE LANDS", as per map thereof filed in the office of the Commissioner of Public Lands at Olympia, Washington.

ALSO, that portion of Tract 16 of "CORRECTED SUPPLEMENT TO PLATE NO. 18, LaCONNER TIDE LANDS", as per map thereof filed in the office of the Commissioner of Public Lands at Olympia, Washington, described as follows:

Beginning at the initial point which is 1283.7 feet South and 5.4 feet West of the stone monument on First Street, Town of LaConner;
thence North 58°47' West 80 feet;
thence South 31°13' West 27 feet;
thence North 58°47' West 60 feet, more or less, to the Easterly line of First Street;
thence South 31°13' West along said First Street a distance of 211.5 feet, more or less to the Northerly line of Caledonia Street;
thence South 58°47' East along the Northerly line of said Street a distance of 140 feet, more or less to the Westerly line of Second Street;
thence North 31°13' East along the Westerly line of said Second Street 238.5 feet, more or less, to the point of beginning;

(Said above Tract being also shown as a portion of Block "R" of the "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", and as a portion of Block 19, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington. Said Plats being overlapped onto the tidelands.)

Situate in the Town of LaConner, County of Skagit, State of Washington

PARCEL "B":

The surface and 500 feet of the subsurface vertically in depth below the surface of the following described tracts:

1. The Westerly 60 feet of Lots 4, 5, 6, 7, 8, and 9, Block "R", "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion thereof lying within "CORRECTED PLATE 18, MAP OF LACONNER TIDELANDS", filed in the office of State Land Commissioner at Olympia, Washington;

PARCEL "B" continued:



EXCEPTING from Lot 9 above described, the following:

Beginning at the most Easterly corner of said Lot 9, said point also being the most Southerly corner of Lot 10 in said Block "R";
thence Southwesterly, along the Southeasterly line of said Lot 9, a distance of 5.14 feet to the Northeasterly line of the Southerly 20 feet of said Lot 9;
thence North 59°12'38" West a distance of 80.27 feet to the true point of beginning;
thence North 30°53'38" East a distance of 5.20 feet to the Northeasterly line of said Lot 9;
thence North 59°10'29" West, along said Northeasterly line, a distance of 26.56 feet;
thence South 30°53'38" West to a point which is North 59°12'38" West of the true point of beginning;
thence South 59°12'38" East to the true point of beginning;

2. The Southwesterly 101 feet of the Northeasterly 214.5 feet of Block 5, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion thereof lying within "CORRECTED PLATE 18, MAP OF LACONNER TIDELANDS", filed in the office of State Land Commissioner at Olympia, Washington.

3. Tract 15 and the Southerly 26.5 feet of Tract 14, "CORRECTED PLATE 18, MAP OF LACONNER TIDELANDS", as per map thereof filed in the office of State Land Commissioner of Public Lands at Olympia, Washington.

4. That portion of Tract 16, "CORRECTED PLATE 18, MAP OF LACONNER TIDELANDS", as per map thereof, filed in the office of State Land Commissioner of Public Lands at Olympia, Washington, described as follows:

Beginning at a point North 58°47' West 80 feet from the initial point of said Tract 16, which is 1283.7 feet South and 615.4 feet West of the stone monument on First Street, Town of LaConner;
thence North 58°47' West 49 feet;
thence North 9°34' West 18 feet, more or less, to the Easterly line of First Street;
thence South 31°13' West along said Street a distance of 41 feet;
thence South 58°47' East 60 feet;
thence North 31°13' East 25 feet, more or less, to the point of beginning.

EXCEPT from the above described Parcel "B", mineral rights as reserved in deed dated February 19, 1968, recorded March 11, 1968, under Auditor's File No. 711168.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "C":

All that portion of Second Street, lying Northerly of the North line of Caledonia Street, as said Second Street is established in the Town of LaConner in accordance with the plat of the "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT COUNTY, WASHINGTON", as recorded in Volume 2 of plats, at page 109, records of Skagit County, Washington.



TOGETHER WITH all that portion of Second Street, lying Southerly of the North line of Lot 13 of Block "Q" of the plat of the "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", projected Westerly, as said Second Street is established in the Town of LaConner in accordance with the plat of said "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "D":

Lots 1 to 6, inclusive; and all of Lots 13 to 19, inclusive, Block "Q", "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY, 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated alley adjoining, which upon vacation reverted to said premises by operation of law.

EXCEPT that portion conveyed to the Town of LaConner by deed recorded March 27, 1987 under Auditor's File No.8703270028.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "E":

Lots 6, 7, 8 and that portion of Lots 1, 2, 3, 4 and 5, lying East of the dike running through said lots 1, 2, 3, 4 and 5, all in Block 20, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington. EXCEPT that portion thereof, if any, lying within the boundaries of Tract 17 of "CORRECTED SUPPLEMENT TO PLATE NO. 18, LaCONNER TIDELANDS", as per map thereof, filed in the office of the Commissioner of Public Lands of Olympia Washington.

ALSO, EXCEPT the East 10 feet of Lots 6, 7 and 8 in said Block 20.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "F":

That portion of Tract 17, Plate 18 of Section 36, Township 34 North, Range 2 East, W.M. LaConner Tide Lands, more particularly described as a triangular shape composed of approximately 60 feet on Caldona Street, Town of La Conner, and 120 feet on Second Street, Town of La Conner.

Situate in the Town of LaConner, County of Skagit, State of Washington.

