



201211200164

Skagit County Auditor

11/20/2012 Page 1 of 5 2:15PM

Document Title:

Memorandum of Farm Lease

Reference Number :

Grantor(s):

additional grantor names on page ____.

1. Fred Hopkins, married as separate property (Lessor)

2.

Grantee(s):

additional grantee names on page ____.

1. Elizabeth G. Walker, single (Lessee)

2.

Abbreviated legal description:

full legal on page(s) ____.

Ptn Lot 3, Sec 5, T 33N, R 4E, WM, Skagit Co., Wash.

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____.

P16353 and P119345

After recording, return to:

Bradford E. Furlong
825 Cleveland Avenue
Mount Vernon, WA 98273

Reference number of documents assigned or released: n/a

Grantor(s): Fred Hopkins, a married man as to his separate property, as Lessor

Grantee(s): Elizabeth G. Walker, a single person, as Lessee

Legal Description: Pnt Lot 3, Sec 5, T 33N. R 4E WM (full legal description attached)

Assessor's Parcel/Tax I.D. Number: P16353 & P119345

MEMORANDUM OF FARM LEASE

This Memorandum of Farm Lease dated November 09, 2012 and effective the 1st day of January, 2013 by and between Fred Hopkins, a married man as to his separate property, as Lessor; and Elizabeth G. Walker, a single person, as Lessee.

1. Area Leased. The Landlord hereby leases to Tenant and Tenant hereby leases from the Landlord, real estate located in Skagit County, Washington, the legal description of which property is described in attached Exhibit "A".

2. Term of Lease. The term of this farm Lease is for two years, commencing January 1, 2013 and ending December 31, 2104, unless otherwise terminated or extended.

3. This Farm of Residential Lease is subject to the terms, conditions and restrictions contained in that certain unrecorded Residential Lease between Lessor and Lessee dated November 09, 2012.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 20 2012

Amount Paid \$ _____
Skagit Co. Treasurer
By *ick* Deputy



201211200164
Skagit County Auditor

Lessor:

[Signature]
Fred Hopkins

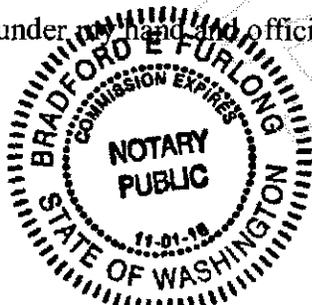
Lessee:

[Signature]
Elizabeth G. Walker

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Fred Hopkins to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as this free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 9 day of November 2012.



[Signature]
Notary Public in and for the state of
Washington, residing at Mount Vernon
My commission expires: 11-01-16
Printed Name: Bradford E. Furlong

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this day personally appeared before me Elizabeth G. Walker to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 9 day of November 2012.



[Signature]
Notary Public in and for the state of
Washington, residing at Mount Vernon
My commission expires: 11-01-16
Printed Name: Bradford E. Furlong

MEMORANDUM OF LEASE
FRED HOPKINS, LESSOR
ELIZABETH G. WALKER, LESSEE



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Exhibit "A", Parcel 1

ACREAGE ACCOUNT, ACRES 8.46, (DR17 DK03) THAT PORTION OF LOT 3, SECTION 5, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT, AS SAID ROAD EXISTED ON MAY 4, 1935, WHICH POINT IS SOUTH 90 EAST 882.8 FEET FROM THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT WITH THE SOUTH LINE OF THE COUNTY ROAD; THENCE SOUTH 90 DEGREES EAST ALONG THE SOUTH LINE OF THE COUNTY ROAD, 220.7 FEET; THENCE SOUTH 2 DEGREES 57' 30" EAST 1198.9 FEET; THENCE NORTH 89 DEGREES 55' WEST 215.13 FEET TO A POINT WHICH IS SOUTH 89 DEGREES 55' EAST 861.2 FEET FROM THE WEST LINE OF LOT 3 AFORESAID; THENCE NORTH 3 DEGREES 13' WEST 1198.9 FEET TO THE PLACE OF BEGINNING. EXCEPT, THAT PORTION, IF ANY, LYING WITHIN THE EAST 10 FEET OF SAID LOT 3 AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 396182, AND EXCEPT ANY PORTION LYING WITHIN THE BOUNDARIES OF THE AS BUILT AND EXISTING COUNTY ROAD RUNNING ALONG THE EAST LINE OF SAID LOT 3 COMMONLY KNOWN AS BURKLAND ROAD, AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE AS BUILT AND EXISTING COUNTY ROAD RUNNING ALONG THE NORTH LINE OF SAID LOT 3, COMMONLY KNOWN AS HICKOX ROAD, AND EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED SEPTEMBER 16, 1974 AND RECORDED SEPTEMBER 16, 1974 UNDER AUDITOR'S FILE NO. 807334, RECORDS OF SKAGIT COUNTY. (DR17 DK03) THAT PORTION OF LOT 3, SECTION 5, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT, AS SAID ROAD EXISTED ON MAY 4, 1935, WHICH POINT IS SOUTH 90 EAST 882.8 FEET FROM THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT WITH THE SOUTH LINE OF THE COUNTY ROAD; THENCE SOUTH 90 DEGREES EAST ALONG THE SOUTH LINE OF THE COUNTY ROAD, 220.7 FEET; THENCE SOUTH 2 DEGREES 57' 30" EAST 1198.9 FEET; THENCE NORTH 89 DEGREES 55' WEST 215.13 FEET TO A POINT WHICH IS SOUTH 89 DEGREES 55' EAST 861.2 FEET FROM THE WEST LINE OF LOT 3 AFORESAID; THENCE NORTH 3 DEGREES 13' WEST 1198.9 FEET TO THE PLACE OF BEGINNING. EXCEPT, THAT PORTION, IF ANY, LYING WITHIN THE EAST 10 FEET OF SAID LOT 3 AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 396182, AND EXCEPT ANY PORTION LYING WITHIN THE BOUNDARIES OF THE AS BUILT AND EXISTING COUNTY ROAD RUNNING ALONG THE EAST LINE OF SAID LOT 3 COMMONLY KNOWN AS BURKLAND ROAD, AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE AS BUILT AND EXISTING COUNTY ROAD RUNNING ALONG THE NORTH LINE OF SAID LOT 3, COMMONLY KNOWN AS HICKOX ROAD, AND EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED SEPTEMBER 16, 1974 AND RECORDED SEPTEMBER 16, 1974 UNDER AUDITOR'S FILE NO. 807334, RECORDS OF SKAGIT COUNTY.



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Exhibit "A", Parcel 2

ACREAGE ACCOUNT, ACRES 6.09, (DR17 DK03) THAT PORTION OF LOT 3, SECTION 5, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE HICKOX COUNTY ROAD AS SAID ROAD EXISTED ON MAY 4, 1935; EXTENDING ALONG THE NORTH LINE OF SAID LOT, WHICH IS 1103.5 FEET EAST (AS MEASURED ALONG SAID COUNTY ROAD) OF THE WEST LINE OF SAID LOT 3; THENCE SOUTH 2 DEGREES 57' 30" EAST 1198.9 FEET; THENCE NORTH 89 DEGREES 55' WEST 1076.5 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LOT 3 WHICH IS 1198.9 FEET SOUTH OF THE SOUTH LINE OF THE COUNTY ROAD RUNNING ALONG THE NORTH LINE OF LOT 3, AS SAID ROAD EXISTED ON MAY 4, 1935; THENCE SOUTH ALONG THE WEST LINE OF LOT 3 TO A POINT 40 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT 40 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE WEST LINE OF THE COUNTY ROAD ALONG THE EAST LINE OF LOT 3; THENCE NORTH ALONG THE SAID WEST LINE OF THE COUNTY ROAD TO THE SOUTH LINE OF THE COUNTY ROAD ALONG THE NORTH LINE OF LOT 3; THENCE WEST TO THE PLACE OF BEGINNING. EXCEPT, THAT PORTION, IF ANY LYING WITHIN THE EAST 10 FEET OF SAID LOT 3 AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 396182, AND EXCEPT ANY PORTION LYING WITHIN THE BOUNDARIES OF THE AS BUILT AND EXISTING COUNTY ROAD RUNNING ALONG THE EAST LINE OF SAID LOT 3 COMMONLY KNOWN AS BURKLAND ROAD, AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE AS BUILT AND EXISTING COUNTY ROAD RUNNING ALONG THE NORTH LINE OF SAID LOT 3, COMMONLY KNOWN AS HICKOX ROAD, AND EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED SEPTEMBER 16, 1974 AND RECORDED SEPTEMBER 16, 1974 UNDER AUDITOR'S FILE NO. 807334, RECORDS OF SKAGIT COUNTY, WASHINGTON. (DR17 DK03) THAT PORTION OF LOT 3, SECTION 5, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE HICKOX COUNTY ROAD AS SAID ROAD EXISTED ON MAY 4, 1935; EXTENDING ALONG THE NORTH LINE OF SAID LOT, WHICH IS 1103.5 FEET EAST (AS MEASURED ALONG SAID COUNTY ROAD) OF THE WEST LINE OF SAID LOT 3; THENCE SOUTH 2 DEGREES 57' 30" EAST 1198.9 FEET; THENCE NORTH 89 DEGREES 55' WEST 1076.5 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LOT 3 WHICH IS 1198.9 FEET SOUTH OF THE SOUTH LINE OF THE COUNTY ROAD RUNNING ALONG THE NORTH LINE OF LOT 3, AS SAID ROAD EXISTED ON MAY 4, 1935; THENCE SOUTH ALONG THE WEST LINE OF LOT 3 TO A POINT 40 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT 40 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE WEST LINE OF THE COUNTY ROAD ALONG THE EAST LINE OF LOT 3; THENCE NORTH ALONG THE SAID WEST LINE OF THE COUNTY ROAD TO THE SOUTH LINE OF THE COUNTY ROAD ALONG THE NORTH LINE OF LOT 3; THENCE WEST TO THE PLACE OF BEGINNING. EXCEPT, THAT PORTION, IF ANY LYING WITHIN THE EAST 10 FEET OF SAID LOT 3 AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 396182, AND EXCEPT ANY PORTION LYING WITHIN THE BOUNDARIES OF THE AS BUILT AND EXISTING COUNTY ROAD RUNNING ALONG THE EAST LINE OF SAID LOT 3 COMMONLY KNOWN AS BURKLAND ROAD, AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE AS BUILT AND EXISTING COUNTY ROAD RUNNING ALONG THE NORTH LINE OF SAID LOT 3, COMMONLY KNOWN AS HICKOX ROAD, AND EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED SEPTEMBER 16, 1974 AND RECORDED SEPTEMBER 16, 1974 UNDER AUDITOR'S FILE NO. 807334, RECORDS OF SKAGIT COUNTY, WASHINGTON.



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