



201304030076

Skagit County Auditor

4/3/2013 Page 1 of 4 2:25PM

After recording return document to:

Youngquist & Betz
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Memorandum of Lease

REFERENCE NUMBER OF RELATED DOCUMENT: N/A

GRANTOR(S): Theodore R. Erickson, Trustee of the
Lilly Erickson Testamentary Trust

ADDITIONAL GRANTORS ON PAGE N/A OF DOCUMENT.

GRANTEE(S): Treehouse Produce, Inc., a Washington corporation

ADDITIONAL GRANTEE ON PAGE 3 OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION:

Ptn. of NW ¼, 29-34-3

ADDITIONAL LEGAL DESCRIPTION ON PAGES 3 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P22889

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 03 2013

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

MEMORANDUM OF LEASE

This Memorandum of Lease dated this 21st day of March, 2013, effective April 1, 2013, by and between **THEODORE R. ERICKSON, TRUSTEE OF THE LILLY ERICKSON TESTAMENTARY TRUST**, 16061 LaConner Whitney Road, LaConner, Skagit County, Washington 98257, hereinafter referred to as "Lessor;" and **TREEHOUSE PRODUCE, INC., a Washington corporation**, 18019 Bradshaw Road, Mount Vernon, Skagit County, Washington 98273, hereinafter referred to as "Lessee."

1. **Area Leased.** The Lessor hereby leases to Lessee and Lessee hereby leases from the Lessor, real estate located in Skagit County, Washington, consisting of 44± acres, the legal description of which property is described as follows:

(See attached Exhibit "A" for legal descriptions)

2. **Term of Lease.** The term of this lease is from April 1, 2013 through March 31, 2018.

3. This Memorandum of Lease is subject to the terms, conditions and restrictions contained in that certain unrecorded Lease Agreement between Lessors and Lessees dated March 21, 2013.

LESSOR:

LILLY R. ERICKSON TESTAMENTARY TRUST

By Theodore R. Erickson Trustee
Theodore R. Erickson, Trustee

LESSEE:

TREEHOUSE PRODUCE, INC., a Washington corporation

By Tom Shane, Jr. President
Tom Shane, Jr., President

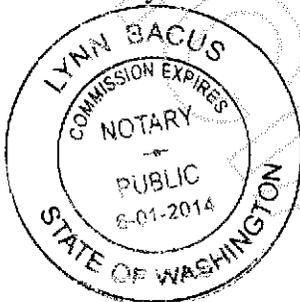


201304030076
Skagit County Auditor

STATE OF WASHINGTON)
:)
COUNTY OF SKAGIT)

On this day personally appeared before me, **THEODORE R. ERICKSON, TRUSTEE OF THE LILLY R. ERICKSON TESTAMENTARY TRUST**, to me known to be the Trustee that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Trust, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

GIVEN under my hand and official seal this 7th day of May, 2013.

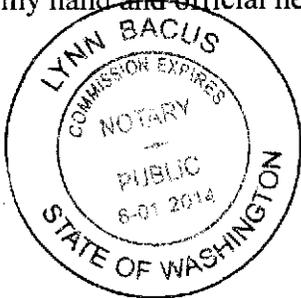


Lynn Bacus
Notary Public in and for the State of
Washington, residing at Mount Vernon.

STATE OF WASHINGTON)
: SS)
COUNTY OF SKAGIT)

On this 27th day of March, 2013, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **TOM SHANE, JR.**, to me known to be the President of **TREEHOUSE PRODUCE, INC.**, a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official hereto affixed the day and year first above written.



Lynn Bacus
Notary Public in and for the State of Washington,
residing at Mount Vernon.



EXHIBIT "A"

Commonly known as the Sorenson Farm, the legal description of which is as follows:

Tax Parcel No. P22889:

That portion of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 3 East W.M. in Skagit County, Washington, described as follows:

Beginning 2417.3 feet South and 1231.5 feet East of the Northwest corner of said Section 29; thence West 942.5 feet; thence North 2310 feet, more or less, to the Southwesterly line of a tract conveyed to John B. Oosterhof and Alice Oosterhof, husband and wife, by deed dated December 27, 1965, recorded December 29, 1965 under Auditor's File No. 676687; thence Southeasterly along the Southwesterly line of said Oosterhof tract to the center of Calhoun Slough; thence Southeasterly along the center line of said slough to point North of place of beginning; thence South to bank of slough; thence continuing South 1839 feet to place of beginning, EXCEPT ditch right of way and EXCEPT that portion, if any, lying North of the following described line: Beginning at the Northwest corner of said Section 29; thence South $88^{\circ}51'$ East 81 feet; thence South $63^{\circ}08'$ East to the center of Calhoun Slough.

