

Return Address  
Northwest Business Development Assoc  
9019 E. Appleway Blvd., Suite 200  
Spokane Valley, WA 99212



Skagit County Auditor

\$36.00

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# MEMORANDUM OF LEASE

Reference #: \_\_\_\_\_ Additional on page \_\_\_\_\_  
Grantor: E & R MANAGEMENT, LLC, a Washington limited  
liability company  
Additional on page \_\_\_\_\_  
Grantee: HANSEN CHIROPRACTIC P.S., a Washington professional  
service corporation  
Additional on page \_\_\_\_\_

LAND TITLE OF SKAGIT COUNTY

145842-0

Abbreviated Legal Description:

Ptn SE ¼ of NE 1/4, 18-34-4 E W.M.

For a full legal description please see Exhibit "C"  
attached hereto and made a part herein by reference.

Assessor's Tax Parcel Account Numbers: 340418-0-103-  
0002, 340418-1-017-0104, 340418-1-017-0201

P26188, P26267, P104774

THIS INDENTURE made and entered into this 30th day of April,  
2013, by and between E & R MANAGEMENT, LLC, a Washington  
limited liability company, hereinafter called the lessor  
(whether one or more) and HANSEN CHIROPRACTIC P.S., a  
Washington professional service corporation, hereinafter  
called the "Lessee" (whether one or more).

## WITNESSETH

That for the term and upon the terms and conditions set  
forth in the Lease Agreement dated December 1, 2012, from the  
lessor to Lessee the lessor has leased, demised and let, and  
does hereby lease, demise and let unto Lessee a portion of the  
following described real property, situated in the County of  
Skagit, State of Washington, more particularly described as  
follows;

FOR A COMPLETE LEGAL DESCRIPTION SEE LEGAL DESCRIPTION DESCRIBED ABOVE.

The lease shall be for a term of 250 months commencing December 1, 2012, and terminating September 30, 2033.


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

E & R MANAGEMENT, LLC,  
a Washington limited liability company

  
EDWARD L. HANSEN, Manager/Member

  
RHONDA L. HANSEN, Manager/Member

HANSEN CHIROPRACTIC P.S.,  
a Washington professional service corporation

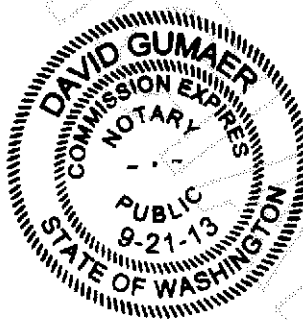
  
EDWARD L. HANSEN, President



STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that EDWARD L. HANSEN and RHONDA L. HANSEN, signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it each as a Manager/Member of E & R MANAGEMENT, LLC, to be the free and voluntary act of such limited liability company, for the uses and purposes mentioned in the instrument.

DATED: April 30, 2013

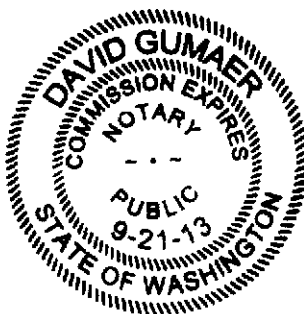


David Gumaer  
Notary Public in and for the  
State of Washington, residing  
at Spokane.  
My appointment expires  
9-21-13.

STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that EDWARD L. HANSEN signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of HANSEN CHIROPRACTIC P.S., to be the free and voluntary act of such corporation, for the uses and purposes mentioned in the instrument.

DATED: April 30, 2013



David Gumaer  
Notary Public in and for the  
State of Washington, residing  
at Spokane.  
My appointment expires  
9-21-13.



## EXHIBIT C

### PARCEL "A":

Tract A, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington, being a portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 34 North, Range 4 East W.M.

EXCEPT that portion conveyed to the City of Mount Vernon by Deed recorded February 27, 1997, under Auditor's File No. 9702270002, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of Tract B, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington, lying East of the West line of the East 329.64 feet of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 34 North, Range 4 East W.M.

Situate in the County of Skagit, State of Washington.

### PARCEL "C":

That portion of the South 60.00 feet of the North 67.00 feet of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 34 North, Range 4 East, W.M., lying East of the West line of the East 329.64 feet thereof.

Situate in the County of Skagit, State of Washington.

### PARCEL "D":

An easement appurtenant to Parcels 1 and 2 described below, for walkways, ingress, and egress, the parking of motor vehicles (except for employees), loading and unloading of commercial and other delivery vehicles, and the use of facilities installed for the comfort and convenience of customers, invitees and employees, as set forth in Reciprocal Easement Agreement recorded March 31, 1994 under Auditor's File No. 9403310170, records of Skagit County, Washington, and re-recorded April 7, 1994, under Auditor's File No. 9404070075, records of Skagit County, Washington, over those portions of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington and the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 34 North, Range 4 East, W.M., designated as the Easement Areas on Exhibit C of said Easement Agreement.



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EXHIBIT C continued

DESCRIPTION CONTINUED:

PARCEL "D" (continued):

PARCEL "1":

Tract A, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington; being a portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 34 North, Range 4 East W.M.

TOGETHER WITH that portion of Tract B of said Short Plat lying East of the West line of the East 329.64 feet of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 34 North, Range 4 East, WM.

Situate in the County of Skagit, State of Washington.

PARCEL "2":

That portion of the South 60.0 feet of the North 67.00 feet of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 34 North, Range 4 East, W.M., lying East of the West line of the East 329.64 feet thereof.

Situate in the County of Skagit, State of Washington.



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