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Skagit County Auditor

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2/13/2015 Page

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FILED FOR RECORD AT REQUEST OF  
AND WHEN RECORDED RETURN TO:

Davis Wright Tremaine LLP

Attn: C. Eng

777 108<sup>th</sup> Avenue NE, Suite 2300

Bellevue, WA 98004-5149

Space above this line is for Recorder's use.

### Memorandum of Option and Land Lease Agreement

Grantor: Claus Brothers LLC

Grantee: Seattle SMSA Limited Partnership d/b/a Verizon Wireless

Legal Description: County of Skagit, State of Washington  
Official legal description as Exhibit A  
Lot 1 SP PLOT-0479

Assessor's Tax Parcel ID#: P43065 and P43029

Reference # (if applicable): 20/35/7  
etal

MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT

THIS MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT evidences that an Option and Land Lease Agreement ("Agreement") was entered into as of February 3, 2015, by and between Claus Brothers LLC ("Lessor"), and Seattle SMSA Limited Partnership d/b/a Verizon Wireless ("Lessee"), for certain real property located at 37227 South Skagit Highway, County of Skagit, State of Washington, within the property of Lessor which is described in Exhibit "A" attached hereto ("Legal Description"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Agreement, which term is subject to Lessee's rights to extend the term of the Agreement as provided in the Agreement.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Option and Land Lease Agreement as of the day and year last below written.

LESSOR: Claus Brothers LLC

By: Robert S. Claus & James E. Claus  
Name: ROBERT S. CLAUS JAMES E. CLAUS  
Title: MEMBER MEMBER  
Date: 01/06/2015 1/6/2015

LESSEE: Seattle SMSA Limited Partnership d/b/a Verizon Wireless  
By Celco Partnership, its General Partner

By: Brian Mecum  
Brian Mecum  
Area Vice President Network  
Date: 2/3/15

Exhibit A – Legal Description



201502130061

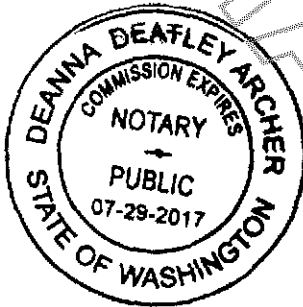
**LESSOR ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss.

On this 6<sup>th</sup> day of January, 2015, before me, a Notary Public in and for the State of Washington, personally appeared \* \*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that He/She was authorized to execute the instrument, and acknowledged it as the Members of Claus Brothers LLC, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

\* \* Robert S. Claus and James E. Claus



Deanna DeAtley Archer  
NOTARY PUBLIC in and for the State of WA  
residing at Mount Vernon, WA  
My appointment expires 7/29/2017  
Print Name Deanna DeAtley Archer



NOTARY ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF ORANGE )

On 2/4/2015 before me, Ruth L. Concepcion Notary Public, personally appeared Brian Mecum who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ruth L. Concepcion  
Signature of Notary Public



Place Notary Seal Above



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**For APN/Parcel ID(s): P43065 / 350720-2-004-0000 and P43029 / 350719-1-001-0008**

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL-04-0479, approved August 11, 2004, recorded on August 11, 2004, under Auditor's File No. 200408110097, records of Skagit County, Washington.

Situated in Skagit County, Washington.

WA1 TRUMAN-1  
12/18/14  
DWT 25247061v2 0052051-000032

