After Recording Return To: Ameritrust CDC Attn: Diane Blashill 421 W. Riverside, Suite 1081 Spokane, WA 99201



Skagit County Auditor

\$75.00

3/10/2015 Page

1 of

8:40AM

### MEMORANDUM OF LEASE

Grantor:

(1) Joshua Schanen

Land Title and Escrow

(2) Susan Schanen

51339-

Grantee:

(1) Nell Thorn, LLC

Ptn Blk 1, Map of LaConner & Tr. 6, Plate 18, Tidelands/LaConner.

Tax Parcel No.:

Abbreviated Legal:

4123-023-000-0105 (Prop. ID No. P74103); 4129-018-006-0004 (Prop.

ID No.74455)

THIS INDENTURE made and entered into this 26th day of February, 2015, by and between Joshua Schanen and Susan Schanen, husband and wife, hereinafter called "Lessor", and Nell Thorn, LLC, a Washington limited liability company, hereinafter called "Lessee".

### WITNESSETH

That for the term and upon the terms and conditions set forth in the Lease Agreement dated February 25, 2015 (including any amendments or addendums thereto), and which commenced on April 1, 2015 from the Lessor to Lessee, the Lessor has leased, demised and let, and does hereby lease, demise and let unto Lessee its interest in the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

The lease, including options to renew or extend, is for a term of twenty one (21) years commencing on April 1, 2015 and terminating on March 31, 2036.

The lease is subordinate, in all respects and without qualification whatsoever, to the Deed of Trust of even date herewith granted by Lessor to Ameritrust CDC (and subsequently assigned to the United States Small Business Administration) to secure a loan in the amount of Three Hundred Ninety Seven Thousand and 00/100 Dollars (\$397,000.00) as referenced in that certain U.S. Small Business Administration Authorization for Debenture Guarantee (SBA 504 Loan), Loan No. 63562750-00 (as amended).

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

LESSOR:

Joshua Schanen, Individually

Susan Schanen, Individually

LESSEE:

Nell Thorn, LLC,

a Washington limited liability company

Lochus Schaner Mamber

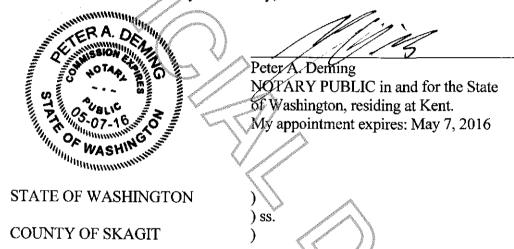
vositaa sonanen, wiember

Susan Schanen, Member

STATE OF WASHINGTON	)
	) ss.
COUNTY OF SKAGIT	)

I certify that I know or have satisfactory evidence that **Joshua Schanen and Susan Schanen** are the persons who signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 26th day of February, 2015.



I certify that I know or have satisfactory evidence that Joshua Schanen and Susan Schanen are the persons who signed this instrument and acknowledged it as the Members of Nell Thorn, LLC, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 26th day of February, 2015.

A. DEMINISTRATION OF WASHINGTON

Peter A. Deming
NOTARY PUBLIC in and for the State
of Washington, residing at Kent.
My appointment expires: May 7, 2016

# EXHIBIT "A" LEGAL DESCRIPTION

## PARCEL "A":

Block 1, "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 of said premises lying North of a line that is 50 feet South of and parallel with the North line of said Block, ALSO EXCEPTING any portion of said premises lying below the line of mean high tide, AND ALSO EXCEPTING the following: Beginning at the intersection of the South line of fractional Block 1 of said "MAP OF LACONNER, WHATCOM COUNTY, WASH. TERRY., 1872", and the East line of the tidelands in front of and abutting on said Block 1; thence Northerly along the East line of said Block 1, 100 feet to a point 165.2 feet from the intersection of the East line of said Block 1, produced Northerly and the South line of Lot 2, Section 36, Township 34 North, Range 2 East, W.M.; thence West parallel with the South line of said Lot 2 to the East line of said tidelands and thence Southerly along the East line of said tidelands to the point of beginning. Situate in the Town of LaConner, County of Skagit, State of Washington.

## PARCEL "B":

Tract 6, Plate 18, "TIDE AND SHORE LANDS AT LACONNER", filed in the Office of the State Land Commission at Olympia, Washington, EXCEPT the South 90 feet thereof. Situate in the Town of LaConner, County of Skagit, State of Washington.

#### PARCEL "C":

That portion of Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, lying North of a line that is 50 feet South of and parallel to the North line of said Block 1, EXCEPT that portion thereof, if any, lying within tidelands. Situate in the Town of LaConner, County of Skagit, State of Washington.