



201506040025

Skagit County Auditor

\$128.00

6/4/2015 Page

1 of

7 10:46AM

Document Title:

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. ANACORTES CONCEPT, LLC
RYAY, LLC
- 2.

Grantee(s):

☐ additional grantee names on page ____

1. THRIVE COMMUNITY FITNESS ANACORTES, LLC
- 2.

Abbreviated legal description:

☒ full legal on page(s) Exhibit A

Lot 2B of BLA AFN 200306060196

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

350219-0-040-0100; P118625

I, BRIAN E. CLARK, Attorney, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

BRIAN E. CLARK, Attorney

Dated

June 3, 2015

After Recording Return To:

Skagit Law Group, PLLC
P. O. Box 336
Mount Vernon, WA 98273

MEMORANDUM OF EXTENSION OF LEASE

LANDLORD: Anacortes Concept, LLC
RYAY, LLC.

TENANT: Thrive Community Fitness Anacortes, LLC

Legal Description:

Abbreviated Form: Lot 2B of BLA AFN 200306060196

Additional on Page: Exhibit A

Assessor's Tax Parcel Nos: 350219-0-040-0100; P118625

Reference Number(s) of

Documents assigned or released: 200511180091

THIS IS A MEMORANDUM OF EXTENSION OF LEASE executed this ____ day of April, 2015, between **ANACORTES CONCEPT, LLC**, a Washington limited liability company, and **RYAY, LLC**, a Washington limited liability company (collectively "Landlord"), and **THRIVE COMMUNITY FITNESS ANACORTES, LLC**, a Washington limited liability company ("Tenant").

1. **Purpose:** The parties execute this Memorandum of Extension of Lease for recording purposes only.
2. **Incorporation by Reference:** The parties incorporate herein by reference that certain Initial Lease Agreement dated November 15, 2015, and the Extension of Lease of even date herewith.
3. **Term under Initial Lease Agreement.** The term under the Initial Lease Agreement

between the parties expires on November 14, 2015, in the absence of an extension.

4. Extension of Lease Term: The Tenant has exercised its option to extend the Lease for one (1) additional period of five (5) years. Following the extension, the Tenant has the further right under the Initial Lease Agreement to extend the Lease for one (1) additional period of five (5) years.

5. Termination of Rights under Initial Lease Agreement. The Tenant's Option to Purchase under the Initial Lease Agreement has been terminated and is of no further force and effect.

6. Modification of First Right to Purchase. The Tenant's first right to purchase under Section 25 of the Initial Lease Agreement has been modified such that "third party" as used in Section 25 and subparagraphs therein shall not apply to sales or transfers between Anacortes Concept, LLC, and RYAY, LLC.

7. Description: The property leased is commonly known as 1609 R Avenue, Anacortes, Skagit County, Washington, and is more particularly described as:

That certain tract of land listed and described in **Exhibit A** attached hereto and incorporated by reference as if fully set forth herein.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Extension of Lease the day and year first above written.

TENANT:

THRIVE COMMUNITY
FITNESS ANACORTES, LLC

By 

LANDLORD:

ANACORTES CONCEPT, LLC

By 

MARC YOUNGBERG,
Managing Member

RYAY, LLC

By 

RICHARD YOUNGBERG,
Managing Member

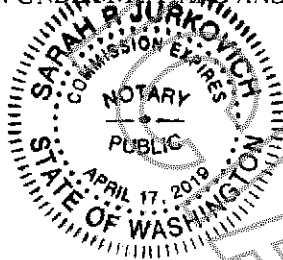
STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that **MARC YOUNGBERG** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Managing Member** of **ANACORTES CONCEPT, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 19 day of 2015, 2015.



Printed Name Sarah R. Jurkovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 4-17-2019

STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that **RICHARD YOUNGBERG** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Managing Member** of **RYAY, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 2015.

Printed Name _____
NOTARY PUBLIC in and for the State of Washington
My Commission Expires _____

See attached.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Diego)

On 4/23/15 before me, JAMES W SMITH, NOTARY,
Date Insert Name and Title of Officer Above
personally appeared RICHARD K YOUNGBERG
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☒ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

STATE OF WASHINGTON

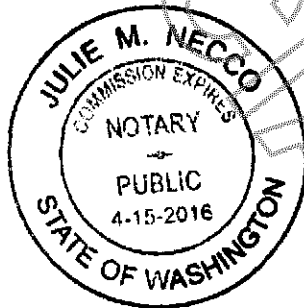
}

SS.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **DOUGLAS GLEIN** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Managing Member** of **THRIVE COMMUNITY FITNESS ANACORTES, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1st day of May, 2015.



Julie M. Necco
Printed Name Julie M. Necco
Notary Public in and for the State of Washington
My Commission Expires 4-15-16

EXTENSION OF LEASE

Extension of Thrive Lease 042115.docx

EXHIBIT A
(Legal Description)

Lot 2B of that certain Boundary Line Adjustment Survey recorded June 6, 2003, under Auditor's File No. 200306060196, being a revision of Lots 2A, 2B, 2C and 2D, "Seafarer's View", as recorded under Auditor's File No. 200112030101, and that certain Boundary Line Adjustment Survey recorded April 29, 2003, under Auditor's File No. 200304290104, records of Skagit County, Washington; being portions of Government Lots 1 and 2, Section 19, Township 35 North, Range 2 East, W.M. and of "Plate No. 10 Tide and Shore Lands of Section 19, Township 35 North, Range 2 East, W.M., Anacortes Harbor," according to the official map thereof on file with the State Land Commissioner at Olympia, Washington.
Situate in the City of Anacortes, County of Skagit, State of Washington.