

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
Davis Wright Tremaine LLP
Attn: C. Eng
777 108th Avenue NE, Suite 2300
Bellevue, WA 98004-5149



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Skagit County Auditor \$76.00
7/17/2015 Page 1 of 5 10:40AM

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Memorandum of Option and Land Lease Agreement

Grantor: James R. Ensley and Lorraine A. Ensley, husband and wife

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

Legal Description: **Ptn NE¼, S26, T36N, R4E, W.M., County of Skagit, State of Washington**
Official legal description as Exhibit A

Assessor's Tax Parcel ID#: P105694

Reference # (if applicable):

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 July 6, 2015, by and between James R. Ensley and Lorraine A. Ensley, husband and wife ("Lessor"), and Seattle SMSA Limited Partnership d/b/a Verizon Wireless ("Lessee"), for certain real property located at 4235 Meins Road, 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: James R. Ensley and Lorraine A. Ensley

By: James R. Ensley
Name: James R. Ensley
Date: 5-28-15

By: Lorraine A. Ensley
Name: Lorraine A. Ensley
Date: 5-28-15

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

By: James A. Wales
James A. Wales
Executive Director - Network
Date: 7/6/15

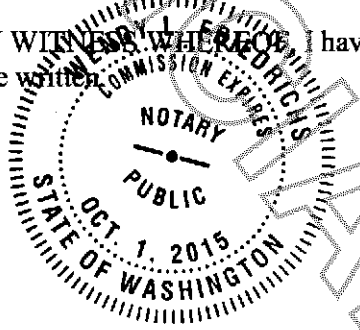
Exhibit A – Legal Description

LESSOR ACKNOWLEDGMENT

STATE OF Washington
) ss.
COUNTY OF Skagit)

On this 28 day of May, 2015, before me, a Notary Public in and for the State of Washington, personally appeared and James R. Ensley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be His free and voluntary act and deed 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.

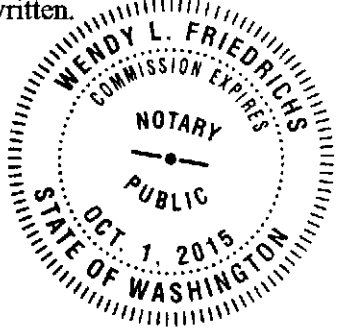


Wendy L. Friedrichs
NOTARY PUBLIC in and for the State of WA,
residing at Sedro Woolley
My appointment expires 10-1-15
Print Name Wendy L. Friedrichs

STATE OF Washington
) ss.
COUNTY OF Skagit)

On this 28 day of May, 2015, before me, a Notary Public in and for the State of Washington, personally appeared and Lorraine A. Ensley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be Her free and voluntary act and deed 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.



Wendy L. Friedrichs
NOTARY PUBLIC in and for the State of WA,
residing at Sedro Woolley
My appointment expires 10-1-15
Print Name Wendy L. Friedrichs

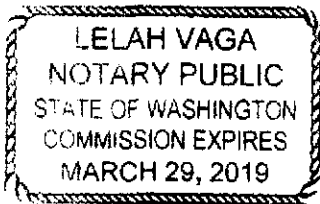
STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

On this 6th day of July, 2015, before me, a Notary Public in and for the State of Washington, personally appeared James A. Wales, 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 was authorized to execute the instrument, and acknowledged it as the Executive Director - Network of Seattle SMSA Limited Partnership d/b/a Verizon Wireless, By Cellco Partnership, Its General Partner, 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.



[Signature]
NOTARY PUBLIC in and for the State of WA,
residing at _____ King County
My appointment expires _____ March 29, 2019
Print Name _____ Lelah Vaga

UNRECORDED INSTRUMENT DOCUMENT

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the North 1/2 of the Northeast 1/4 of Section 26, Township 36 North, Range 4 East, W.M. described as follows:

Commencing at the Southwest corner of said North 1/2 of the Northeast 1/4 of Section 26; thence North 89° 25' 40" East 586.37 feet along the South line of said subdivision to the Northeast corner of Tract "A" as shown on that certain survey recorded in Volume 1 of Surveys, Page 122, Records of Skagit County, Washington; thence continue North 89° 25' 40" East 15.37 feet along said South subdivision line to the Easterly margin of that certain 30.00 foot wide easement for road and utilities as shown on the face of said Record of Survey and being the TRUE POINT OF BEGINNING; thence continue North 89° 25' 40" East 1966.24 feet along the South line of said subdivision to the Southeast corner thereof; thence North 1° 06' 20" West 1314.08 feet along the East line of said subdivision to the Northeast corner thereof; thence South 89° 01' 01" West 1110.35 feet along the North line of said subdivision; thence South 11° 29' 44" East 1014.44 feet; thence South 89° 25' 40" West 554.53 feet parallel with the South line of said subdivision; thence South 37° 24' 25" West 177.61 feet to the North line of the South 170.00 feet of said North 1/2 of the Northeast 1/4 of Section 26; thence South 89° 25' 40" West 350.00 feet along said North line of the South 170.00 feet to the Easterly margin of that certain 30.00 foot wide right of way easement to Jesse Galbreath et al, recorded under Skagit County Auditor's File No. 759060; thence along said Easterly right of way margin South 16° 35' 44" West 118.03 feet to a point bearing North 13° 07' 03" West from the TRUE POINT OF BEGINNING; thence South 13° 07' 03" East 58.63 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 60.00 foot wide easement for ingress, egress and utilities, being approximately centered along the existing gravel driveway (being the roadway previously referred to by Right of Way Deed recorded under Auditor's File No. 759060) the centerline being more particularly described as follows:

BEGINNING at the Northeast corner of Tract "A" as shown on that certain Record of Survey Map recorded in Volume 1 of Surveys, Page 122, Records of Skagit County, Washington (also being the centerline of a 30.00 foot wide easement for road and utilities shown thereon); thence North 13° 07' 03" West 59.27 feet; thence North 16° 35' 44" East 117.38 feet to the North line of the South 170.00 feet of the North 1/2 of the Northeast 1/4 of Section 26, Township 36 North, Range 4 East, W.M. and being the terminus of said centerline.