

UNOFFICIAL



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Skagit County Auditor
11/20/2015 Page

1 of

4 3:51PM

\$126.00

Document Title: Memorandum of Good lease

Reference Number:

Grantor(s):

additional grantor names on page ___

1. Home Trust of Skagit
- 2.

Grantee(s):

additional grantee names on page ___

1. Maria Rojas
- 2.

Abbreviated legal description:

full legal on page(s) ___

Unit C-3 (South Half) of Southfield D.W.R.D and BSP AF # 2090720089 AKA that portion of Southfield D.W.R.D.

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

P128674

I, Jodi Monwe, 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 \$73.00 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

Jodi Monwe

NOV 20 2015

UNOFFICIAL DOCUMENT

When Recorded return to:

Home Trust of Skagit
612 South First Street
Mount Vernon, WA 98273

MEMORANDUM OF GROUND LEASE

Between Skagit Habitat for Humanity sublet to Maria Rojas and Home Trust of Skagit

This Memorandum Of Ground Lease (the "Memorandum") is made and entered into this 1st day of August, 2015, by and between Maria Rojas, whose address is 948 Park Street, La Conner, WA, 98257 (the "Homeowner") and Home Trust of Skagit, with offices at 612 South First Street, Mount Vernon, WA 98273 (the "Trust").

WITNESSETH:

Home Trust of Skagit in the owner of certain real property located in Skagit County, the state of Washington, known as Channel Cove, (the "Leased Land") more particularly described as follows:

Legal Description

UNIT C-3 (SOUTH HALF) OF SOUTHFIELD P.U.R.D. AND BSP, AF#200907240089 AKA THAT PORTION OF SOUTHFIELD P.U.R.D. SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHFIELD P.U.R.D.; THENCE SOUTH 29 DEGREES 56' 00" WEST A DISTANCE OF 382.93; THENCE NORTH 60 DEGREES 04' 00" WEST A DISTANCE OF 28.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES 58' 41" WEST, A DISTANCE OF 25.99 FEET; THENCE NORTH 60 DEGREES 01' 19" WEST, A DISTANCE OF 43.71 FEET; THENCE NORTH 29 DEGREES 58' 41" EAST, A DISTANCE OF 25.99 FEET; THENCE SOUTH 60 DEGREES 01' 19" EAST, A DISTANCE OF 43.71 FEET TO THE TRUE POINT OF BEGINNING. SW 1/4 OF SE 1/4 OF SEC 36 TWP 34 RGE 2.

Skagit County Tax Parcel No. P128674

The Homeowner (Skagit Habitat for Humanity) is the owner of the house and other improvements (the "Home") located on the Leased Land and purchased the Home subject to the terms and of an unrecorded Ground Lease (the "Lease") between Home Trust of Skagit as the lessor and Maria Rojas as the lessee, which Ground Lease is dated August 1st, 2015.

The provisions of the Lease include the following.

- The lease commences on August 1st, 2015 and terminates on July 31st, 2016. The Lease is subject to a renewal for an additional period of 99 years.
- The Lease prohibits Homeowner from mortgaging the Home and Homeowner's interest in the Leased Land without the consent of the Trust.
- The Lease requires that, in the event the Homeowner intends to sell the Home, Homeowner shall notify the Trust of such intent; and that, thereupon, the Trust shall have the option to purchase the Home on the terms and conditions contained in the Lease. The Home may not be conveyed to a third party without compliance with the terms of the Lease.
- The Lease stipulates that the Homeowner's interest in the Leased Land shall not be assigned or subleased without the prior written consent of the Trust.

- The Lease requires that the Leased Land be used only for residential purpose. Any Additions or alterations to the Home must comply with the terms of the Lease.
- No liens for services, labor, or materials shall attach to the Trust's title to the Leased Land.
- The Lease requires that Maria Rojas to make certain monthly payments.
- The Lease requires that this Memorandum of Ground Lease be recorded in the records of Skagit County, Washington.

This Memorandum is executed pursuant to the provisions contained in the Lease and is not intended to vary the terms and conditions of the Lease, but is intended only to give notice of such Lease and the provisions thereof.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Ground Lease.

HOMEOWNER:

TRUST:

Habitat for Humanity, homeowner

Maria Rojas

Teresa Pugh
 Skagit Habitat for Humanity, Executive Director
 Teresa Pugh

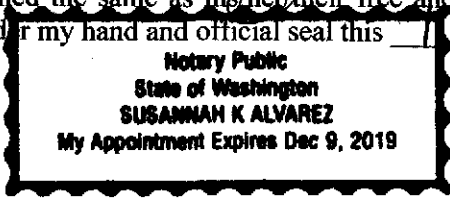
Jodi Monroe
 Jodi Monroe, Executive Director

Lessee's Notary Acknowledgment

STATE OF WASHINGTON)
) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Teresa Pugh, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 11 day of Sept., 2018.



SUSANNAH K ALVAREZ
 Notary Public in and for the State of Washington
 My Appointment Expires 12/9/2019

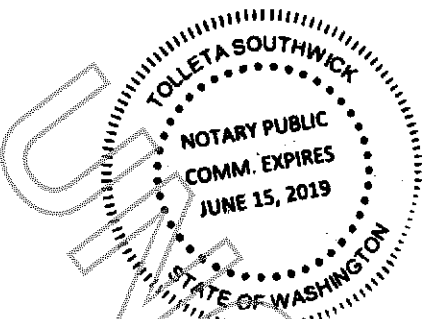
Sub-Lessee's Notary Acknowledgment

STATE OF WASHINGTON)
) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Jodi Monroe, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 13 day of September, 2018.

Jodi Monroe



(print name) Tolleeta Southwick
Notary Public in and for the State of Washington
My Appointment Expires 6/15/19

Sub-Lessee's Notary Acknowledgment
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me _____, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this _____ day of _____, 20__.

(print name)
Notary Public in and for the State of Washington
My Appointment Expires _____

Home Trust of Skagit's Notary Acknowledgment
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Jodi Monroe, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 23 day of September, 2016.

MM SM
(print name) Tolleeta Southwick
Notary Public in and for the State of Washington
My Appointment Expires 6/15/19



DOCUMENT