

When recorded return to:

MICHAEL A. WINSLOW  
Attorney at Law  
1204 Cleveland Avenue  
Mount Vernon, Washington 98273



201511250123

Skagit County Auditor

\$76.00

11/25/2015 Page

1 of

4 2:45PM

Grantor: Gary A. Steen and Diane M. Steen, husband and wife.

Grantee: D & R RV, LLC, a Washington limited liability company.

Legal Description (abbreviated):

Portion of Tract 8 and 9 of Burlington Hill Business Park Binding Site Plan, approved September 7, 1994 and recorded September 8, 1994, under Auditor File No. 9409080052, records of Skagit County, being a portion of Southwest 1/4 of Section 29, Township 35 North, Range 4 East W.M. Situate in Skagit County.

**See attached Exhibit A for full legal description.**

Assessor's Tax Parcel ID#(s): P105944

**MEMORANDUM OF LEASE**  
D & R RV, LLC Lease

This MEMORANDUM OF LEASE (this "Memorandum") is made as of ~~November~~ <sup>December</sup> 2, 2013, by and between Gary A. Steen and Diane M. Steen, husband and wife ("Landlord"), and D & R RV, LLC, a Washington limited liability company ("Tenant"), as a memorandum of an unrecorded Lease (the "Lease") dated October 30, 2013, between Landlord and Tenant concerning the real property described on **Exhibit A**, together with any improvements located thereon (collectively, the "Premises").

**1. Lease.** Landlord leases to Tenant and Tenant leases from Landlord all of Landlord's right, title and interest in the Premises upon the terms, covenants and conditions set forth in the Lease, which provisions are hereby incorporated into this Memorandum by reference as if fully set forth herein. Capitalized terms not herein defined shall have the meanings ascribed to them in the Lease.

2. **Term.** The initial term of the Lease commences on December 1, 2013, and shall continue until November 30, 2016.


3. **Options to Extend.** Tenant has two (2) options to extend the Lease term: one (1) for two (2) years and one (1) for five (5) years. Said options shall be exercised in the manner provided in and in accordance with and subject to the provisions of the Lease.

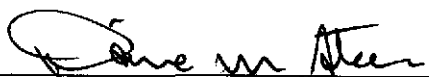
4. **Interpretation.** This Memorandum is not a complete summary of the Lease. Provisions in this Memorandum shall not be used in interpreting the Lease provisions. In the event of conflict between the Memorandum and the unrecorded Lease, the unrecorded Lease shall control.

5. **Purpose of Memorandum.** This Memorandum is prepared for the purpose of providing for record notice of the following:

- A. The existence of the Lease between the parties;
- B. The Tenant's interest in the Premises thereunder; and
- C. The perpetual and temporary easement appurtenant to the Premises, licenses, rights of way and terms, covenants, conditions and provisions thereof as described in the Lease, and in no way modifies the express and particular provisions of the Lease.

LANDLORD:

  
\_\_\_\_\_  
Gary A. Steen

  
\_\_\_\_\_  
Diane M. Steen

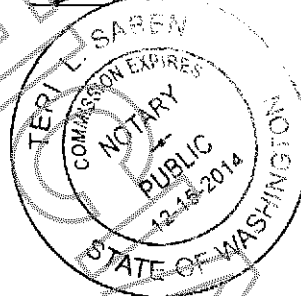
TENANT: D & R RV, LLC

  
\_\_\_\_\_  
By: Raymond Goda, Member

State of Washington )  
)ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Gary A. Steen and Diane M. Steen, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

*December*  
Dated: November 2, 2013.

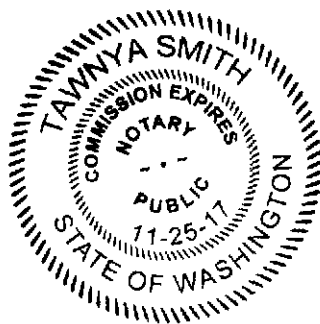


*Teri L. Saben*  
Teri L. Saben, Notary Public  
My appointment expires 12-15-14

State of Washington )  
)ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Raymond Goda signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of D & R RV, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

*DECEMBER*  
Dated: November 11, 2013.



*Tawnya Smith*  
TAWNYA SMITH, Notary Public  
My appointment expires 11-25-17

**Exhibit A**  
**Legal Description**

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

The Southerly 1/2 of Tract 9 (as figured on a square footage basis). The North line of which is parallel with the South line of said Tract 9 and Tract 8, EXCEPT the South 5 feet of Tract 8 (as measured at right angles to the South line thereof), all in "BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN", approved September 7, 1994, recorded September 8, 1994, in Volume 11 of Short Plats, page 109 through 112, under Auditor's File No. 9409080052, records of Skagit County, Washington, being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M.

TOGETHER WITH the South 5 feet of Tract 8 (as measured at right angles to the South line thereof), "BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN", approved September 7, 1994, recorded September 8, 1994, in Volume 11 of Short Plats, pages 109 through 112, under Auditor's File No. 9409080052, records of Skagit County, Washington, being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M.