



201601140098

After Recording Return to:

Skagit County Auditor

\$76.00

1/14/2016 Page

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4 2:13PM

FURLONG & BUTLER  
ATTORNEYS

825 CLEVELAND AVENUE  
MOUNT VERNON, WASHINGTON 98273

**Landlord:** Skagit Valley Real Estate Partnership, LLP, a Washington limited liability partnership

**Tenant:** Skagit County Public Hospital District No. 1, d/b/a Skagit Regional Health, a Washington public hospital district

**Legal Description (abbreviated):** A ptn of the SW ¼ of the SE ¼ of S20, T34N, R4E W.M.  
See attached Exhibit A for full legal description

**Assessor's Parcel/Tax I.D. Numbers:** P26783; P52411

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### MEMORANDUM OF LEASE RE PARKING AREA LEASE

This Memorandum of Lease dated the 28<sup>th</sup> day of May, 2015, is by and between SKAGIT VALLEY REAL ESTATE PARTNERSHIP, LLP, a Washington Limited Liability Partnership ("Landlord"), 4419 Kiowa Drive, Mount Vernon, WA 98273, and SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT No.1, D/B/A SKAGIT REGIONAL HEALTH a Washington public hospital district ("Tenant"), 1415 East Kincaid Street, Mount Vernon, WA 98273.

1. **Property Leased.** The Landlord has leased to Tenant, and Tenant has leased from Landlord, that property described in Exhibit A hereto pursuant to a Parking Area Lease dated May 28, 2015 ("Lease").
2. **Term of Lease.** The term of the Lease shall commence on the completion, inspection and approval by the City of Mount Vernon Building and Engineering Departments for occupancy of the improvements ("Improvements") described in Paragraph 8 hereof ("Commencement Date") and terminates at 11:59:59 p.m. on December 31, 2023.
3. **Options to Extend.** There is no option to extend this Lease.

SKAGIT COUNTY PUBLIC HOSPITAL  
DISTRICT NO. 1

By: Gregg A. Davidson  
GREGG A. DAVIDSON, FACHE  
Its: Superintendent/CEO

**LANDLORD:**

SKAGIT VALLEY REAL ESTATE  
PARTNERSHIP, LLP

By: John S. Halsey  
JOHN S. HALSEY  
Managing Member

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SKAGIT )

On this 4th day of January, 2015, before me personally appeared JOHN S. HALSEY, to me known to be the Managing Member of Skagit Valley Real Estate Partnership, LLP, the limited liability partnership that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute the same and that the seal affixed is the corporate seal of said entity.

**IN WITNESS WHEREOF** I have hereunto set my hand and affixed my official seal the day and year first above written.



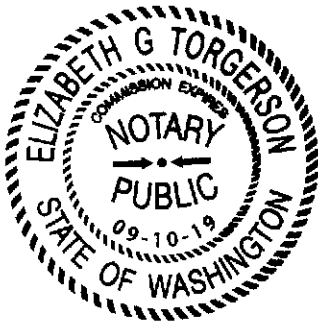
John S. Halsey ET Elizabeth H. Torgerson  
(Signature)  
John S. Halsey Elizabeth G. Torgerson  
(Print Name)  
Notary Public in and for the state of Washington  
Residing at Sedro-Wooley  
My appointment expires: 9-10-2019

**MEMORANDUM OF LEASE**  
**LANDLORD: SKAGIT VALLEY REAL ESTATE PARTNERSHIP, LLP**  
**TENANT: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1**

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF SKAGIT )

On this 30<sup>th</sup> day of November, 2015, before me personally appeared Gregg A. Davidson, to me known to be the Superintendent/CEO of Skagit County Public Hospital District No. 1, a Washington municipal corporation, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Elizabeth G. Torgerson  
(Signature)  
Elizabeth G. Torgerson  
(Print Name)  
Notary Public in and for the State of Washington,  
residing at Sedro-Woolley WA  
My appointment expires: 9-10-19

MEMORANDUM OF LEASE  
LANDLORD: SKAGIT VALLEY REAL ESTATE PARTNERSHIP, LLP  
TENANT: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1

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

That portion of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

**PARCEL A:**

Lot 1, Block 6, "BROADWAY ADDITION TO MOUNT VERNON", according to the plat thereof recorded in Volume 6 of Plats, page 7, under Auditor's File No. 401030, records of Skagit County, Washington.

**PARCEL B:**

That portion of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 360 feet South and 150 feet East of the Northwest corner of said Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼);  
Thence East 75 feet;  
Thence South 135 feet;  
Thence West 75 feet;  
Thence North 135 feet to the point of beginning.

**PARCEL C:**

All that portion of the Vacated Alley lying in Block 6, "BROADWAY ADDITION TO MOUNT VERNON", according to the plat thereof recorded in Volume 6 of Plats, page 7, under Auditor's File No. 401030, records of Skagit County, Washington.

All situate in the City of Mount Vernon, County of Skagit, State of Washington.

**MEMORANDUM OF LEASE**

**LANDLORD: SKAGIT VALLEY REAL ESTATE PARTNERSHIP, LLP**

**TENANT: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1**