



201602050107

Skagit County Auditor

\$76.00

2/5/2016 Page

1 of

4

4:00PM

MEMORANDUM OF AGRICULTURAL LEASE

THIS MEMORANDUM OF LEASE dated January 1st, 2016 by and between JON AARSTAD (hereinafter referred to as "lessor") and KNUTZEN FARMS, LP, a Washington Limited Partnership, (hereinafter referred to as "lessee").

IT IS THEREFORE AGREED as follows:

1. **DESCRIPTION OF PREMISES:** Upon the terms and conditions herein specified, lessor leases to lessee and lessee leases from lessor, to be used for agricultural and related purposes, the following described property, located in Skagit County, Washington, herein referred to as the farm, particularly described on Exhibit A attached hereto. Assessor's Tax Parcel ID# **P108113, P35424, P35427:**
36-35-03 et al
2. **TERM:** The term of this lease shall be for a period of three (3) years. Commencing on the first day of January 2016 and terminating the 31st day of December, 2018.
3. **PURPOSE:** This Memorandum of Lease is prepared for the purpose of recordation and it is no way modifies the Lease

Landlord:

Tenant:

Jon Aarstad

Knutzen Farms LP

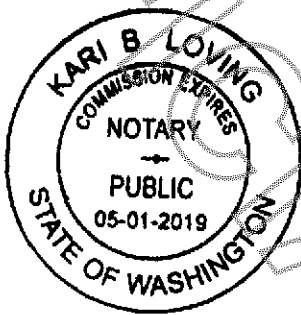
By: Jon T Aarstad

By: R. Kraig Knutzen
R. KRAIG KNUTZEN, President of
Triple K Holdings Corp,
General Partner

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

On this day personally appeared before me, JON T AARSTAD
to me known to be the individual described in and who executed the within and foregoing
instrument, and acknowledged that they signed the same as their free and voluntary act
and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1 day of FEBRUARY, 2016.



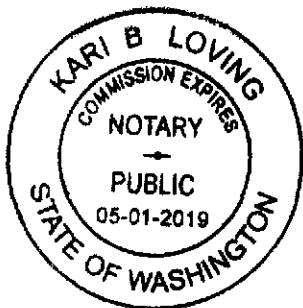
KARI B. LOVING
(Notary's printed name)

Kari B. Loving
NOTARY PUBLIC in and for the
State of Washington
Residing at: Burlington
My Commission expires: 5-1-2019

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

On this day personally appeared before me R. KRAIG KNUTZEN, President of
TRIPLE K HOLDINGS CORPORATION, to me known to be the General Partner of
KNUTZEN FARMS, LP, a Washington Limited Partnership, and acknowledged the said
instrument to be the free and voluntary act and deed of said General Partner for the uses
and purposes therein mentioned, and on oath stated that R. KRAIG KNUTZEN was
authorized to execute said instrument on behalf of said Limited Partnership.

GIVEN under my hand and official seal this 5 day of FEBRUARY, 2016.



KARI B. LOVING
(Notary's printed name)

Kari B. Loving
NOTARY PUBLIC in and for the
State of Washington
Residing at: Burlington
My Commission expires: 5-1-2019

EXHIBIT A

LEGAL DESCRIPTION

P108113 (14.1900 ac) Tax Account# 350336-3-001-0200 Q03 Sec36 T35 R03

O/S#315 AF#761275 1973: DR14: DK12: BEING A PORTION OF NE1/4 SW1/4 ALSO KNOWN AS PORTION LOT 1 S/P#59-81 AF#8112020001 DESCRIBED AS FOLLOWS: THE WEST 471.45 FEET OF THE E1/2 OF THE SW1/4, SECTION 36, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

P 35427 (3.1000 ac) Tax Account# 350336-3-006-0002 Q03 Sec36 T35 R03

O/S#315 #761275 1973: DR 19: DK 12: N 450FT OF W 300FT OF S 615FT SE1/4 SW1/4 AKA PTN LT OF S/P#59-81 AF#8112020001

P 35424 (9.45 ac) Tax Account # 350336-3-006-0002 Q03 Sec36 T35 R03

O/S#315 AF#761275 1973: DR19: DK12: ALSO KNOWN AS A PORTION OF S/P#59-81; THE WEST 471.45 FEET OF THE E1/2 SW1/4; TOGETHER WITH THAT PORTION OF SE1/4 SW1/4 DESCRIBED AS FOLLOWS; THE WEST 990 FEET OF THAT PORTION OF THE SE1/4 SW1/4 DESCRIBED AS FOLLOWS; BEGINNING AT THE SW CORNER OF LOT 1-A S/P#59-81; THENCE NORTH 01-03-55 EAST, ALONG THE WEST LINE OF SAID LOT 1-A, FOR A DISTANCE OF 185 FEET TO THE NW CORNER THEREOF; THENCE NORTH 89-05-49 EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 135 FEET TO THE NE CORNER THEREOF; THENCE NORTH 0-03-55 EAST ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 1-A FOR A DISTANCE OF 140 FEET; THENCE NORTH 89-56-06 WEST, AT RIGHT ANGLES, FOR A DISTANCE OF 179.26 FEET TO THE EAST LINE OF SAID WEST 471.45 FEET OF THE E 1/2 OF THE SW1/4 OF SECTION 36; THENCE SOUTH 0-03-55 WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 328.03 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY MARGIN OF PEETERSON ROAD; THENCE NORTH 89-05- 49 EAST, ALONG SAID NORTH RIGHT OF WAY MARGIN, FOR A DISTANCE OF 44.29 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THOSE CERTAIN TRACTS OF LAND CONVEYED TO JON TORLEIV AARSTAD & SUSAN ANNE AARSTAD AF#8203290048, DESCRIBED AS FOLLOWS: THE NORTH 450 FEET OF THE WEST 300 FEET OF THE SOUTH OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 3 E. W.M.; EXCEPT MINERAL RIGHTS RESERVED BY THE STATE OF WASHINGTON BY DEED RECORDED 1910 IN VOLUME 80 OF DEEDS, PAGE 401 UNDER AUDITOR'S NUMBER 79718, RECORDS OF SKAGIT COUNTY, WASHINGTON. AND

EXCEPTING THEREFROM AF#8602180046 DESCRIBED AS FOLLOWS: TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 59-81, APPROVED DECEMBER 2, 1981 AND RECORDED DECEMBER 2, 1981 AS AUDITOR'S FILE NO. 8112020001, IN BOOK 5 OF SHORT PLATS, PAGE 146, RECORDS OF SKAGIT COUNTY, WASHINGTON. O/S#315 AF#761275 1973: DR19: DK1: ALSO KNOWN AS A PORTION OF S/P#59-81; THE WEST 471.45 FEET OF THE E1/2 SW1/4; TOGETHER WITH THAT PORTION OF SE1/4 SW1/4 DESCRIBED AS FOLLOWS; THE WEST 990 FEET OF THAT PORTION OF THE SE1/4 SW1/4 DESCRIBED AS FOLLOWS; BEGINNING AT THE SW CORNER OF LOT 1-A S/P#59-81; THENCE NORTH 01-03-55 EAST, ALONG THE WEST LINE OF SAID LOT 1-A, FOR A DISTANCE OF 185 FEET TO THE NW CORNER THEREOF; THENCE NORTH 89-05-49 EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 135 FEET TO THE NE CORNER THEREOF; THENCE NORTH 0-03-55 EAST ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 1-A FOR A DISTANCE OF 140 FEET; THENCE NORTH 89-56-06 WEST, AT RIGHT ANGLES, FOR A DISTANCE OF 179.26 FEET TO THE EAST LINE OF SAID WEST 471.45 FEET OF THE E 1/2 OF THE SW1/4 OF SECTION 36; THENCE SOUTH 0-03-55 WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 328.03 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY MARGIN OF PEETERSON ROAD; THENCE NORTH 89-05- 49 EAST, ALONG SAID NORTH RIGHT OF WAY MARGIN, FOR A DISTANCE OF 44.29 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THOSE CERTAIN TRACTS OF LAND CONVEYED TO JON TORLEIV AARSTAD & SUSAN ANNE AARSTAD AF#8203290048, DESCRIBED AS FOLLOWS: THE NORTH 450 FEET OF THE WEST 300 FEET OF THE SOUTH OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 3 E. W.M.; EXCEPT MINERAL RIGHTS RESERVED BY THE STATE OF WASHINGTON BY DEED RECORDED 1910 IN VOLUME 80 OF DEEDS, PAGE 401 UNDER AUDITOR'S NUMBER 79718, RECORDS OF SKAGIT COUNTY, WASHINGTON. AND EXCEPTING THEREFROM AF#8602180046 DESCRIBED AS FOLLOWS: TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 59-81, APPROVED DECEMBER 2, 1981 AND RECORDED DECEMBER 2, 1981 AS AUDITOR'S FILE NO. 8112020001, IN BOOK 5 OF SHORT PLATS, PAGE 146, RECORDS OF SKAGIT COUNTY, WASHINGTON.