



201602120054

Skagit County Auditor

\$148.00

2/12/2016 Page

1 of

3 11:50AM

AFTER RECORDING RETURN TO:
Bendich, Stobaugh & Strong, P.C.
701 Fifth Avenue, Suite 4850
Seattle, WA 98104

**MEMORANDUM AND
SUBORDINATION OF LEASE**

UNRECORDED LEASE

GUARDIAN NORTHWEST TITLE CO.

Grantor/Lessor: MT HENERY, LLC

110394

Grantee/Lessee: ANACORTES HENERY HARDWARE, INC.

Legal Description: LOTS 1-10, BLOCK 40 CITY OF ANACORTES

Tax Parcel ID#: 3772-040-010-0004

Ref: Aff# 201602120053

MEMORANDUM OF LEASE

This is to notify all concerned that MT HENERY, LLC, Lessor, and ANACORTES HENERY HARDWARE, INC., Lessee, have entered into an unrecorded lease covering the real property legally described above and on the attached Exhibit A.

SUBORDINATION OF LEASE

In consideration of benefits to Lessee from Lessor, receipt and sufficiency of which is hereby acknowledged, and to induce Evergreen Business Capital to advance funds under the note signed by Lessor and all agreements in connection therewith, the Lessee does hereby unconditionally subordinate its interest in the lease identified above to the Deed of Trust that Lessor has granted or will grant to the Evergreen Business Capital, as security for a loan in the amount of \$511,000.00. Upon completion of any foreclosure of the Deed of Trust, the lease will be vacated and Lessee's leasehold interest will automatically be terminated.

Dated this 9th day of February, 2016.

MT HENERY, LLC

ANACORTES HENERY HARDWARE, INC.

By

Tara Henery, Member

CM-761375

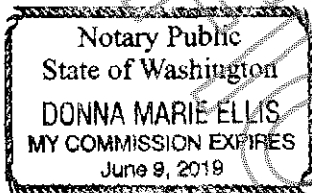
By

Matthew Henery, President

This instrument filed for record by
First American Title Insurance Company
As an accommodation only, it has not
Been examined as to its execution or
As to its effect upon the title

State of Washington)
County of Jefferson) ss.

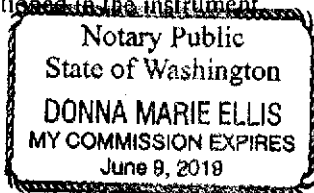
I certify that I know or have satisfactory evidence that Tara Henery is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Member of MT HENERY, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: February 9, 2014
Donna Marie Ellis
NOTARY PUBLIC in and for the State of Washington,
Residing at Port Hadlock
My commission expires: 6-9-19

State of Washington)
County of Jefferson) ss.

I certify that I know or have satisfactory evidence that Matthew Henery is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the President of ANACORTES HENERY HARDWARE, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: February 9, 2014
Donna Marie Ellis
NOTARY PUBLIC in and for the State of Washington,
Residing at Port Hadlock
My commission expires: 6-9-19

Exhibit A

LEGAL DESCRIPTION

LOTS 1 THROUGH 10, BLOCK 40, MAP OF THE CITY OF ANACORTES,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS,
PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON

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