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Skagit County Auditor

\$151.00

3/15/2016 Page

1 of

6 3:55PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2016

Recorded at the request of
After recording, return to:James W. Aiken
2131 Second Avenue
Seattle, WA 98121Amount Paid \$
Skagit Co. Treasurer
By *man* DeputyChicago Title has placed this
document for recording as a
customer courtesy and accepts no
liability for its accuracy or validitySHORT FORM MEMORANDUM OF LEASE AGREEMENT
AND OPTION TO PURCHASE

Grantor/Landlord: TAPLEY INVESTMENTS, LLC ("Landlord")

Grantee/Tenant: LANE PROPERTIES, LLC ("Tenant")

Abbreviated Legal Description: Lot(s): 3 and 4 SHORT PLAT NO. 19-77, TRACT 4A AND 6, SHORT PLAT NO. 20-77, TRACT 4B
SURVEY AF856448 AND PTN GOV. LOT 9, 07-34-04 Tax/Map ID(s):

Assessor's Tax Parcel Numbers: P24084 / 340407-1-022-0209, P23917 / 340407-0-016-0001, P24086 / 340407-1-022-0407 and P24082 / 340407-1-022-0001

Date: March 2, 2016

A. Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, on the terms and conditions set forth in that certain Lease Agreement dated March 2, 2016 as may be amended (the "Lease"), the real property described in Exhibit 1 attached hereto and incorporated herein by this reference (the "Premises"). The terms of the Lease are hereby incorporated by reference as if set forth fully herein.

B. Tenant has asked that a Memorandum of the Lease be recorded in the real property records of Skagit County, State of Washington evidencing Tenant's interest under the Lease and

Landlord has consented to the recording of the Memorandum.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Premises. The Lease encumbers the Premises.
2. Term. The initial term of the Lease extends from March 2, 2016 for a term of twenty (20) years.
3. Option to Purchase. Provided Tenant is not in default of the Lease, Landlord grants to Tenant an option to purchase the Premises, on the terms and terms and conditions of the Lease.
4. Memorandum. Landlord and Tenant have caused this Memorandum to be executed on the date first written above.

LANDLORD:

TAPLEY INVESTMENTS, LLC

By: 

Donald A. Tapley, Manager

TENANT:

LANE PROPERTIES, LLC

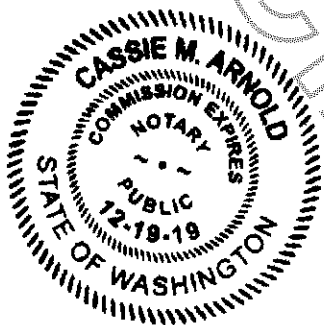
By: 

Tom Lane, Manager

STATE OF WASHINGTON)
) ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Donald A. Tapley is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Managers of Tapley Investments, LLC, to be the free and voluntary act and deed of said Company, for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this 1st day of March 2016.



Cassie M. Arnold

(Signature of Notary)

Cassie M. Arnold

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington

My Appointment Expires: 12-19-19

STATE OF WASHINGTON)
) ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Tom Lane is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of Lane Properties, LLC, to be the free and voluntary act and deed of said corporation, for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this 1st day of March 2016.



Cassie M. Arnold

(Signature of Notary)

Cassie M. Arnold

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington

My Appointment Expires: 12-19-19

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

Tract 4, SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington.

ALSO Tract 4-A, SHORT PLAT NO. 20-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 61 under Auditor's File No. 856678, records of Skagit County, Washington.

AND ALSO Tract 4-B of Survey recorded May 13, 1977 in Volume 2 of Surveys, page 29 under Auditor's File No. 856448, records of Skagit County, Washington.

EXCEPT from all of the above that portion thereof lying within the boundaries of that certain private road and utility easement as delineated on the face of said Short Plat No. 19-77, Short Plat No. 20-77 and Survey recorded under Auditor's File No. 856448 commonly known as Auto Blvd.

Situated in Skagit County, Washington.

PARCEL A.1:

A non-exclusive easement for ingress, egress and utilities over, under and across private road and utility easement commonly known as Auto Blvd as delineated on the face of SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington, SHORT PLAT NO. 20-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 61 under Auditor's File No. 856678, records of Skagit County, Washington and Survey recorded May 13, 1977 in Volume 2 of Surveys, page 29 under Auditor's File No. 856448, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the East Half of the West Half of Government Lot 9, Section 7, Township 34 North, Range 4 East, W.M., lying North of the County road along the North side of the dike. EXCEPT roads and dike rights of way, AND EXCEPT those portions thereof conveyed to the State of Washington for highway purposes by deeds

recorded June 29, 1954, under Auditor's File Nos. 503354 and 503355, records of Skagit County, AND ALSO EXCEPT those portions of condemned and taken by the State of Washington in Skagit County Superior Court Cause No. 24797, AND ALSO EXCEPT the following described tract:

That portion of the East Half of the West Half of Government Lot 9, Section 7, Township 34 North, Range 4 East, W.M., lying Northerly of the following described line:

Beginning at the East Quarter corner of said Section 7;
Thence North 89 degrees 04'42" West, along the East-West centerline of said Section 7, 2,128.72 feet; Thence South 0 degrees 55'18" West 827.21 feet to a point to be hereinafter referred to as Point "X"; Thence North 89 degrees 04'42" West, parallel with said East-West centerline 137.65 feet to an intersection with the West line of said East Half of the West Half of Government Lot 9, said intersection being the true point of beginning of said line;
Thence South 89 degrees 04'42" East 137.65 feet to said Point "X";
Thence South 78 degrees 36'53" East 187 feet to an intersection with the Westerly line of the State Highway right of way and the terminus of said line.

Situated in Skagit County, Washington.

PARCEL C:

Tract 6, SHORT PLAT NO. 20-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 61 under Auditor's File No. 856678, records of Skagit County, Washington.

EXCEPT that portion along the Northerly and Northwesterly lines thereof, delineated as "Private Road and Utilities Easement" on the face of said short plat.

Situated in Skagit County, Washington.

PARCEL C.1

A non-exclusive easement for ingress, egress and utilities over, under and across private road and utility easement commonly known as Auto Blvd as delineated on the face of SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington

Situated in Skagit County, Washington.

PARCEL D:

Tract 3, SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington.

EXCEPT that portion along the Northerly and Northwesterly lines thereof, delineated as "Private Road and Utilities Easement" on the face of said short plat.

Situated in Skagit County, Washington.

PARCEL D.1.

A non-exclusive easement for ingress, egress and utilities over, under and across private road and utility easement commonly known as Auto Blvd as delineated on the face of SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington and SHORT PLAT NO. 20-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 61 under Auditor's File No. 856678, records of Skagit County, Washington.

Situated in Skagit County, Washington