



201606220025

Skagit County Auditor

\$76.00

6/22/2016 Page

1 of

4 10:43AM

**WHEN RECORDED RETURN TO:**

Home Trust of Skagit  
PO Box 2444  
Mount Vernon WA 98273

**DOCUMENT TITLE(S):**  
Memorandum of Lease

GUARDIAN NORTHWEST TITLE CO.  
111285

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**

Home Trust of Skagit, a Washington Non-Profit Corporation

**GRANTEE:**

Estela Flores Vivar, a single woman

**ABBREVIATED LEGAL DESCRIPTION:**

Lot 1, \*, , according to the Plat thereof filed in Volume of Plats at Page(s) , records of Skagit County, Washington.

\* SUMMERLYND

**TAX PARCEL NUMBER(S):**

P132989, 6031-000-001-0000

**When Recorded return to:**

Home Trust of Skagit  
612 South First Street  
P.O. Box 2444  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**MEMORANDUM OF GROUND LEASE**

JUN 22 2016

Estela Flores Vivar and Home Trust of Skagit

Amount Paid \$  
Skagit Co. Treasurer  
By *man* Deputy

This Memorandum Of Ground Lease (the "Memorandum") is made and entered into this 28 day of April, by and between Estela Flores Vivar, whose address is 901 Summerlynd Lane, Mount Vernon, WA 98273 (the "Homeowner") and Home Trust of Skagit, with offices at 612 South First Street, Mount Vernon, WA 98273 (the "Trust").

WITNESSETH:

Home Trust of Skagit in the owner of certain real property located in Skagit County, the State of Washington, known as Summerlynd Neighborhood, (the "Leased Land") more particularly described as follows:

Lot 1, PLAT OF SUMMERLYND, RECORDED UNDER AF#201511200145,  
BEING A PORTION OF THE NW ¼ NE ¼ SECTION 30, TOWNSHIP 34  
NORTH, RANGE 4 EAST, W.M.  
Situate in the County of Skagit, State of Washington  
Assessor's Tax Parcel No.: 6031-000-001-0000 / P132989

The Homeowner is the owner of the house and other improvements (the "Home") located on the Leased Land and purchased the Home subject to the terms and of an unrecorded Ground Lease (the "Lease") between Home Trust of Skagit as the lessor and Estela Flores Vivar as the lessee, Which Ground Lease is dated April 28, 2016.

The provisions of the Lease include the following.

- The lease commences on April 28, 2016 and terminates on April 28, 2115.
- The Lease is subject to a renewal for an additional period of 99 years.
- The Lease prohibits Homeowner from mortgaging the Home and Homeowner's interest in the Leased Land without the consent of the Trust.
- The Lease requires that, in the event the Homeowner intends to sell the Home, Homeowner shall notify the Trust of such intent; and that, thereupon, the Trust shall have the option to purchase the Home on the terms and conditions contained in the Lease. The Home may not be conveyed to a third party without compliance with the terms of the Lease.
- The Lease stipulates that the Homeowner's interest in the Leased Land shall not be assigned or subleased without the prior written consent of the Trust.
- The Lease requires that the Leased Land be used only for residential purpose. Any Additions or alterations to the Home must comply with the terms of the Lease.

- No liens for services, labor, or materials shall attach to the Trust's title to the Leased Land.
- The Lease requires the Homeowner to make certain monthly payments.
- The Lease requires that this Memorandum of Ground Lease be recorded in the records of Skagit County, Washington.

This Memorandum is executed pursuant to the provisions contained in the Lease and is not intended to vary the terms and conditions of the Lease, but is intended only to give notice of such Lease and the provisions thereof.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Ground Lease.

HOMEOWNER:

TRUST:

Estela Flores Vivar

Jodi D. Monroe, Executive Director

*X Estela Flores*

*X Jodi D. Monroe*

Lessee's Notary Acknowledgment

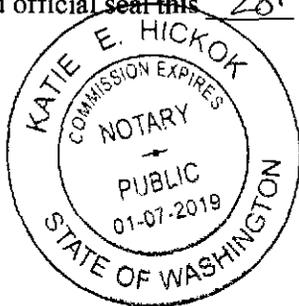
STATE OF WASHINGTON )  
 ) ss.

COUNTY OF SKAGIT )

On this day personally appeared before me Estela Flores Vivar, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 28<sup>th</sup> day of April, 2016.

(print name) Katie E. Hickok  
 Notary Public in and for the State of

Washington



My Appointment Expires 1-7-19

Home Trust of Skagit's Notary Acknowledgment

STATE OF WASHINGTON )  
 ) ss.

COUNTY OF SKAGIT )

On this day personally appeared before me Jodi D. Monroe to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 28<sup>th</sup> day of April, 2016.

*Katie E. Hickok*

UNOFFICIAL DOCUMENT

Washington

(print name) Katie E Hickok  
Notary Public in and for the State of

My Appointment Expires 1-7-19

