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Skagit County Auditor

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7/27/2016 Page

1 of

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After recording return document to:

Youngquist & Betz
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Memorandum of Lease

REFERENCE NUMBER OF RELATED DOCUMENT: AF# 201510260056 &
AF# 201304030075

GRANTOR(S): Mark R. Erickson and Kelly Peth, husband and wife

ADDITIONAL GRANTORS ON PAGE N/A **OF DOCUMENT.**

GRANTEE(S): Country Cousins, Inc., a Washington corporation

ADDITIONAL GRANTEE ON PAGE 3 & 4 **OF DOCUMENT.**

ABBREVIATED LEGAL DESCRIPTION:

Parcel No. 22276: W 290.5 ft. of SW ¼ of NE ¼, 22-34-3

Parcel No. 22300: E ½ of SE ¼ of NW ¼, 22-34-3

Parcel No. 22299: W 290.5 ft. of E ½ of SE ¼ of NW ¼, 22-34-3

Parcel No. 22302: E ¼ acres of W ½ of SE ¼ of NW ¼, 22-34-3

ADDITIONAL LEGAL DESCRIPTION ON PAGES 3 & 4 **OF DOCUMENT.**

ASSESSOR'S TAX/PARCEL NUMBER(S): P22276, P22300, P22299
P22302

MEMORANDUM OF LEASE

This Memorandum of Lease dated this 26th day of July, 2016, effective January 1, 2016, by and between **MARK R. ERICKSON and KELLY PETH, husband and wife**, 16061 LaConner Whitney Road, LaConner, Washington 98257, hereinafter referred to as "Lessor," and **COUNTRY COUSINS, INC., a Washington corporation**, 15356 Produce Lane, Mount Vernon, Skagit County, Washington 98273, hereinafter referred to as "Lessee."

1. **Change in Ownership.** There has been a change in ownership as to the Lessor's interest in said real property which was the subject matter of that lease and is the subject matter of this restatement and extension of same in that **MARK R. ERICKSON and KELLY PETH, husband and wife**, are now owners of the subject real estate and are hereinafter referred to as "Lessor."

Notwithstanding the foregoing, the original lease between **THEODORE R. ERICKSON, TRUSTEE OF THE LILLY ERICKSON TESTAMENTARY TRUST** as therein referred to as Lessor, and **COUNTRY COUSINS, INC., a Washington corporation**, therein referred to as Lessee is hereby restated, in its entirety and by this reference incorporated herein, with the new Lessors being **MARK R. ERICKSON and KELLY PETH, husband and wife**.

2. **Area Leased.** The Lessor hereby leases to Lessee and Lessee hereby leases from the Lessor, real estate located in Skagit County, Washington, consisting of 40± acres, the legal descriptions of which property is described as follows:

(See attached Exhibit "A" for legal descriptions)

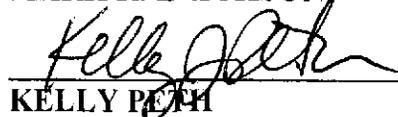
3. **Term of Lease.** The term of this lease is from January 1, 2016 through December 31, 2020.

4. This Memorandum of Lease is subject to the terms, conditions and restrictions contained in that certain unrecorded Restatement and Extension of Farm Lease between Lessors and Lessees dated 7-26 -, 2016.

LESSOR:



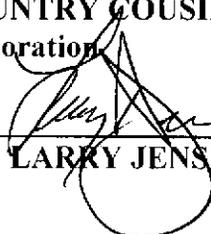
MARK R. ERICKSON



KELLY PETH

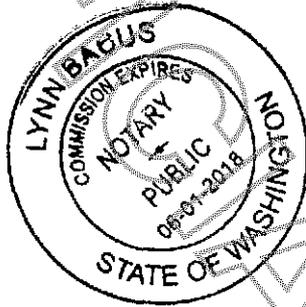
LESSEE:

COUNTRY COUSINS, a Washington corporation

By  **LARRY JENSEN, President**

STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

On this 20th day of May, 2016, personally appeared before me, **MARK R. ERICKSON** and **KELLY PETH**, husband and wife, to me known to be the individuals that executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



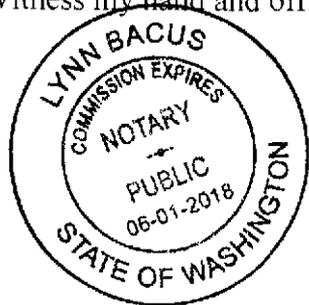
Lynn Bacus

Notary Public in and for the State of Washington. residing at Mount Vernon.

STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

On this 26th day of July, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **LARRY JENSEN**, to me known to be the President of **COUNTRY COUSINS, INC.**, a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the 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 are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official hereto affixed the day and year first above written.



Lynn Bacus

Notary Public in and for the State of Washington, residing at Mount Vernon.

EXHIBIT "A"

Commonly known as Mount Vernon Meat Land, the legal description of which is as follows:

Tax Parcel No. 22276

The West 290.5 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 34 North, Range 3 East, W.M.

EXCEPT that portion of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ described as follows:

Beginning at a point on the North line of the McLean County Road, as it existed on March 8, 1989, which is 290.5 feet East of the West line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

Thence North a distance of 270.0 feet;

Thence West a distance of 300.0 feet;

Thence South a distance of 270.0 feet to the North line of said McLean County Road;

Thence East along the North line of said McLean County Road, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Tax Parcel No. 22300

The East Half of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 34 North, Range 3 East, W.M.

EXCEPT that portion lying within the West 290.5 feet of said East half of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$

EXCEPT that portion within the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ described as follows:

Beginning at a point on the North line of the McLean County Road, as it existed on March 8, 1989, which is 209.5 feet East of the West line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

Thence North a distance of 270.0 feet;

Thence West a distance of 300.0 feet;

Thence South a distance of 270.0 feet to the North line of said McLean County Road;

Thence East along the North line of said McLean County Road, to the point of beginning.

Also EXCEPT ditch and road rights of way;

Situate in the County of Skagit, State of Washington.

Tax Parcel No. P22299:

The West 290.5 feet of the East Half of the Southeast Quarter of the Northwest Quarter of Section 22, Township 34 North, Range 3 East, W.M., EXCEPT road, dike and drainage ditch right of way, situate in the County of Skagit, State of Washington.

Tax Parcel No. 22302:

The East 14 acres of the West ½ of the Southeast ¼ of the Northwest ¼ of Section 22, Township 34 North, Range 3 East, W.M., EXCEPT the following described parcel:

Beginning at a point on the South line of said subdivision, which point bears North 89 degrees 24'00" East, a distance of 174.75 feet from the Southwest corner of said West ½ of the Southeast ¼ of the Northwest ¼; thence North 0 degrees 10'59" East along a line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 570.00 feet to the TRUE POINT OF BEGINNING of this property description; thence North 89 degrees 24'00" East, a distance of 115.00 feet; thence South 0 degrees 10'00" West, a distance of 230.5 feet; thence South 89 degrees 24' West, a distance 115.00 feet; thence North 0 degrees 10.59" East along said parallel line, a distance of 230.5 feet to the TRUE POINT OF BEGINNING of this property description; AND EXCEPT the following described parcel:

Beginning at a point on the South line of said subdivision, which point bears North 89 degrees 24'00" East, a distance of 174.75 feet from the Southwest corner of said West ½ of the Southeast ¼ of the Northwest ¼; thence North 0 degrees 10'59" East along a line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 570.00 feet to the TRUE POINT OF BEGINNING of this property description; thence continuing North 0 degrees 10'59" East along said line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 167.00 feet; thence North 89 degrees 24'00" East, a distance of 115.00 feet; thence South 0 degrees 10'00" West, a distance of 167.00 feet; thence South 89 degrees 24' West, a distance of 115.00 feet to the TRUE POINT OF BEGINNING of this property description.

AND ALSO EXCEPT that County Road known as McLean Road along the South line thereof.