

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:

Davis Wright Tremaine LLP

Attn: C. Eng

777 108th Avenue NE, Suite 2300

Bellevue, WA 98004-5149



201610260017

Skagit County Auditor

\$152.00

10/26/2016 Page

1 of

7 11:02AM

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MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT

Grantor: Terry James Gangler as Personal Representative of the
Estate of Philip Gangler and Terry James Gangler, as his
separate estate

Grantee: Seattle SMSA Limited Partnership d/b/a Verizon
Wireless

Legal Description: S28, T36N, R3E, Ptn, NE ¼, NE ¼, County of Skagit,
State of Washington
Official legal description as Exhibit A

Assessor's Tax Parcel ID#: 360328-1-001-0000 (P48457)

Reference # (if applicable):

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 26 2016

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

MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT

THIS MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT evidences that an Option and Land Lease Agreement ("Agreement") was entered into as of October 3, 2016, by and between Terry James Gangler as Personal Representative of the Estate of Philip Gangler and Terry James Gangler, as his separate estate (collectively "Lessor"), and Seattle SMSA Limited Partnership d/b/a Verizon Wireless ("Lessee"), for certain real property located at 4202 Chuckanut Drive, Bow, County of Skagit, State of Washington, within the property of Lessor which is described in Exhibit "A" attached hereto ("Legal Description"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Agreement, which term is subject to Lessee's rights to extend the term of the Agreement as provided in the Agreement.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Option and Land Lease Agreement as of the day and year last below written.

LESSOR: Terry James Gangler as Personal Representative of the Estate of Philip Gangler and Terry James Gangler, as his separate estate

By: Terry James Gangler
Name: Terry James Gangler as Personal Representative
of the Estate of Philip Gangler
Date: 7-11-14

By: Terry James Gangler
Name: Terry James Gangler
Date: 7-11-14

LESSEE: Seattle SMSA Limited Partnership d/b/a Verizon Wireless
By Celco Partnership, its General Partner

By: Jim R. Creel Jr.
Director - Network
Date: 10/3/16

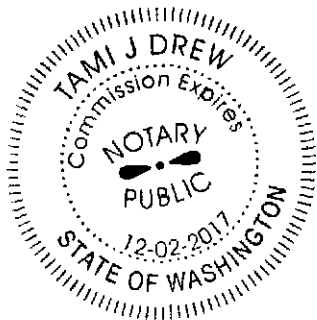
Exhibit A - Legal Description

LESSOR ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 11th day of July, 2016, before me, a Notary Public in and for the State of Washington, I certify that I know or have satisfactory evidence that TERRY JAMES GANGLER 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 PERSONAL REPRESENTATIVE of THE ESTATE OF PHILLIP GANGLER to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Tami J. Drew
NOTARY PUBLIC in and for the State of Washington
residing at Redmond, WA
My appointment expires 12-2-17
Print Name Tami J. Drew

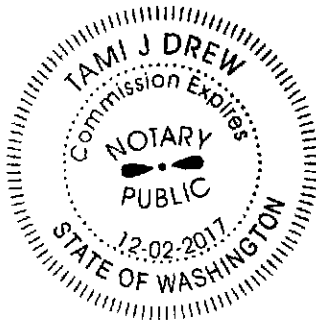
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 11th day of July, 2016, before me, a Notary Public in and for the State of Washington, personally appeared TERRY JAMES GANGLER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be His free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Tami J. Drew
NOTARY PUBLIC in and for the State of Washington

residing at Redmond, WA

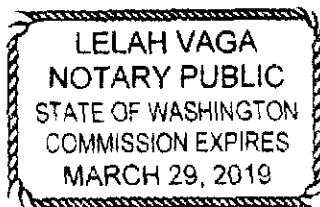
My appointment expires 12-2-17

Print Name Tami J. Drew

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 3 day of October, 2016, before me, a Notary Public in and for the State of Washington, personally appeared Jim R. Creel Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Director – Network of Seattle SMSA Limited Partnership d/b/a Verizon Wireless, By Celco Partnership, its General Partner, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



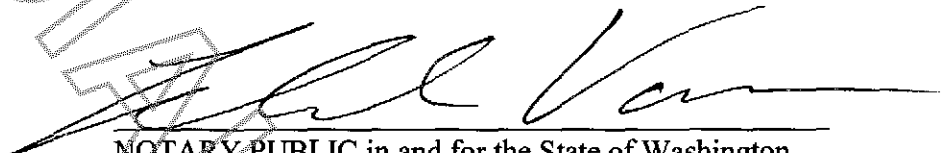

NOTARY PUBLIC in and for the State of Washington
residing at _____ King County
My appointment expires _____ March 29, 2019
Print Name _____ Lelah Vaga

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Section 28, Township 36 North, Range 3 East W.M., described as follows:

The Northeast quarter of the Northeast quarter, EXCEPT the North 730 feet thereof, EXCEPT right of way as conveyed to Bellingham and Skagit Railway Co., under Deed recorded in Volume 87 of Deeds, page 572, records of Skagit County, Washington, and EXCEPT roads, dike and ditch rights of ways.