



201703300080

Skagit County Auditor

\$76.00

3/30/2017 Page

1 of

4 10:27AM

AFTER RECORDING MAIL TO:

Name HOME TRUST OF SKAGIT
 Address PO BOX 244
 City / State MOVAT VERDON WA 98273

Document Title(s): (or transactions contained therein)

1. MEMORANDUM OF GROUND LEASE
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. BAER, DERRICK
2. BAER, HEATHER
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. HOME TRUST OF SKAGIT
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

UNIT J SOUTHFIELD PLANNED UNIT RESIDENTIAL
DEVELOPMENT

☐ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

P128685



GUARDIAN NORTHWEST TITLE CO.

111282

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 30 2017

Amount Paid \$
 Skagit Co. Treasurer
 By mem Deputy

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When Recorded return to:

Home Trust of Skagit
P.O. Box 244
612 South First Street
Mount Vernon, WA 98273

MEMORANDUM OF GROUND LEASE

Between Derrick and Heather Baer, and Home Trust of Skagit

This Memorandum Of Ground Lease (the "Memorandum") is made and entered into this 1 day of March, by and between Derrick and Heather Baer, husband and wife, whose address is 950 Park Street, La Conner, Washington 98257 (the "Homeowner") and Home Trust of Skagit, with offices at P.O. Box 2444, 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 950 Park Street, La Conner Washington 98257, (the "Leased Land") more particularly described as follows:

Insert Legal Description: UNIT 5 SOUTHFIELD PLANNED UNIT RESIDENTIAL DEVELOPMENT
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 Derrick and Heather Baer as the lessee, Which Ground Lease is dated 6.13.14.

The provisions of the Lease include the following.

- The lease commences on 6.13.14 and terminates on 6.13.2113. 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:

Derrick Baer
Derrick Baer

HOMEOWNER:

Heather Baer
Heather Baer

TRUST:

Jodi Dean Monroe
Jodi Dean Monroe, Executive Director
for Board of
Directors

Lessee's Notary Acknowledgment

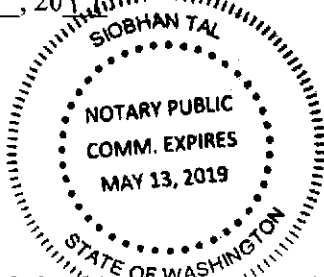
STATE OF WASHINGTON)

SS.

COUNTY OF SKAGIT) Skagit

On this day personally appeared before me Derrick Heather Baer, 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 1st day of

March, 2017



Siobhan Tal
(print name) Siobhan Tal
Notary Public in and for the State of Washington
My Appointment Expires 5/13/19

Home Trust of Skagit's Notary Acknowledgment

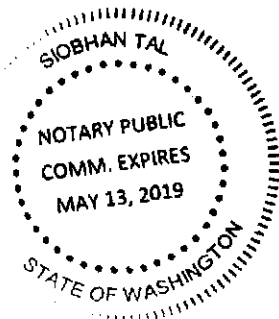
STATE OF WASHINGTON)

SS.

COUNTY OF SKAGIT)

On this day personally appeared before me Jodi Dean 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 1st day of

March, 2017



Siobhan Tal
(print name) Siobhan Tal
Notary Public in and for the State of
My Appointment Expires 5/13/19

Washington

Schedule "C"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

A Leasehold interest in the following described property:

Unit J, "Southfield Planned Unit Residential Development (P.U.R.D.) and Binding Site Plan" as recorded under Auditor's File No. 200907240089, records of Skagit County, Washington.