



AFTER RECORDING MAIL TO:

Name HOME TRUST OF SKAGIT
Address PO Box 244
City/State MOUNT VERNON, WA 98273

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

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



GUARDIAN NORTHWEST TITLE CO.

111283

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. RD JAS, MARIA
- 2.
- 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 C-3 (SOUTH HALF) SOUTHFIELD PURD

Complete legal description is on page _____ of document

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

P128674

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
617 South First Street
Mount Vernon, WA 98273

MEMORANDUM OF GROUND LEASE

Between Maria Rojas, and Home Trust of Skagit

This Memorandum Of Ground Lease (the "Memorandum") is made and entered into this 27 day of February, by and between Maria Rojas, whose address is 948 Park Street, La Conner, Washington 98273 (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 948 Park Street, La Conner, Washington 98257, (the "Leased Land") more particularly described as follows:

insert Legal Description:

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 Maria rojas as the lessee, Which Ground Lease is dated 2/27/2017.

The provisions of the Lease include the following.

- The lease commences on 2/27/2017 and terminates on 2/27/2116. 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:

[Signature]
Maria Rojas Parra

TRUST:

[Signature]
Jodi Dean Monroe, Executive Director
for the Board of
Directors

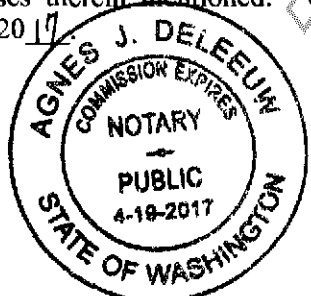
Lessee's Notary Acknowledgment

STATE OF WASHINGTON)

) SS.

COUNTY OF SKAGIT)

On this day personally appeared before me Maria Rojas Parra, 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 27th day of February, 2017.



[Signature]
(print name) Agnes J Deleeuw
Notary Public in and for the State of Washington
My Appointment Expires 4-19-2017

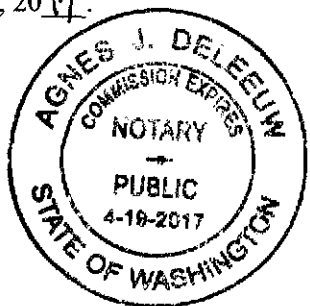
Home Trust of Skagit's Notary Acknowledgment

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 27th day of February, 2017.



[Signature]
(print name) Agnes J Deleeuw
Notary Public in and for the State of Washington
My Appointment Expires 4-19-17

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:

Unit C-3 (SOUTH HALF), "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.