



201705010164

Skagit County Auditor

\$77.00

5/1/2017 Page

1 of

5:11:19AM

AFTER RECORDING MAIL TO:Name HOME TRUST OF SKAGITAddress PO Box 294City / State MOUNT VERNON, WA 98273**Document Title(s):** (or transactions contained therein)

1. MEMORANDUM OF GREENS 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. HOME TRUST
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document**Grantee(s):** (Last name first, then first name and initials)

1. GEBEYEHU, SELAMAWIT
- 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)

LOT 2 SUMMERLYND LV 06-02D

☐ Complete legal description is on page _____ of document**Assessor's Property Tax Parcel / Account Number(s):**

P133233

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.



GUARDIAN NORTHWEST TITLE CO.

113736

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 Selamawit Gebeyehu, and Home Trust of Skagit

This Memorandum Of Ground Lease (the "Memorandum") is made and entered into this 28th day of April 2017, by and between Selamawit Gebeyehu, whose address is 909 Summerlynd Lane, Mount Vernon, WA 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 909 Summerlynd Lane, Mount Vernon, Washington 98273, (the "Leased Land") more particularly described as follows:

Insert Legal Description: SEE ATTACHED

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 Selamawit Gebeyehu as the lessee, Which Ground Lease is dated April 28 2017

The provisions of the Lease include the following

- The lease commences on 4-28-17 and terminates on 4-28-2116. 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:

Selamawit Gebeyehu

TRUST:

Jodi Dean Monroe
Jodi Dean Monroe, Executive Director

for Board of Directors

Lessee's Notary Acknowledgment

STATE OF WASHINGTON)

ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Selamawit Gebeyehu 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 day of

Apr, 2017.

(print name) Cheryl A Froehlich
Notary Public in and for the State of Washington
My Appointment Expires 3/7/20

Home Trust of Skagit's Notary Acknowledgment

STATE OF WASHINGTON)

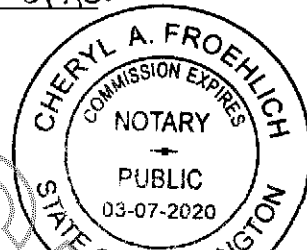
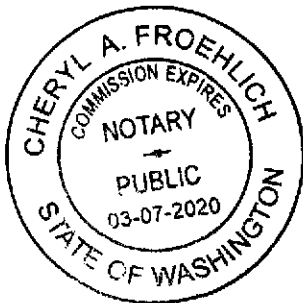
ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Jodi Dean Monroe 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 day of

Apr, 2016.

(print name) Cheryl A Froehlich
Notary Public in and for the State of Washington
My Appointment Expires 3/7/20



14.12 RECORDING: The parties agree, as an alternative to the recording of this Lease, to execute a so-called Notice of Lease or Short Form Lease in form recordable and complying with applicable law and reasonably satisfactory to CLT's attorneys. In no event shall such document state the rent or other charges payable by Homeowner under this Lease; and any such document shall expressly state that it is executed pursuant to the provisions contained in this Lease, and is not intended to vary the terms and conditions of this Lease.

IN WITNESS WHEREOF, the parties have executed this lease at 28th on the day and year first above written.

Jodi Deon Monroe (CLT)
For Board of Directors

By: _____
Its duly authorized agent

Witness

[Signature] (Homeowner):

Witness

[notarize signatures]

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:

Lot 2, Plat of Summerlynd LU-06-020, recorded November 20, 2015, under Auditor's File No. 201511200145, records of Skagit County, Washington.