



201705020017

Skagit County Auditor

\$126.00

5/2/2017 Page

1 of

4 10:55AM

Guardian NW Title

Document Title: memorandum of Ground Lease

Reference Number: 113452

Grantor(s):

additional grantor names on page \_\_\_

1. Home Trust

2.

Grantee(s):

additional grantee names on page \_\_\_

1. Zavala mon talvo, Jose

2. Morales, Noelly

Abbreviated legal description:

full legal on page(s) \_\_\_

Lot 11 Summerlynd

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page \_\_\_

P132999

I, Andrew Duncan, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$73.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Andrew Duncan

Dated

5/2/2017

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

When Recorded return to:

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

MAY 02 2017

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

MEMORANDUM OF GROUND LEASE

Between José Zavala Montalvo and Noelly Morales, and Home Trust of Skagit

This Memorandum Of Ground Lease (the "Memorandum") is made and entered into this 28<sup>th</sup> day of April 2017, by and between Jose Zavala Montalvo and Noelly Morales, whose address is 900 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 900 Summerlynd Lane, Mount Vernon, Washington 98273, (the "Leased Land") more particularly described as follows:

Insert Legal Description: *as 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 Jose Zavala Montalvo and Noelly Morales 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:

*Jose Zavala Montalvo*  
Jose Zavala Montalvo

TRUST:

*Jodi Dean Monroe*  
Jodi Dean Monroe, Executive Director

*For Board of Directors*

HOMEOWNER:

Noelly Morales  
Noelly Morales

Lessee's Notary Acknowledgment  
STATE OF WASHINGTON )

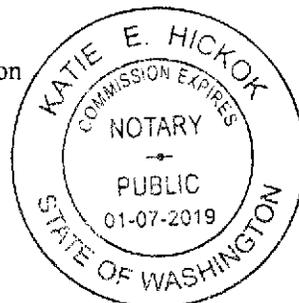
ss.

COUNTY OF SKAGIT )

Jose Zavala Montalvo

On this day personally appeared before me Noelly Morales, 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 15 day of March, 2017.

(print name) Katie E. Hickok  
Notary Public in and for the State of Washington  
My Appointment Expires 1-7-19



Home Trust of Skagit's Notary Acknowledgment  
STATE OF WASHINGTON )

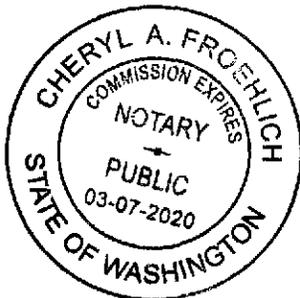
ss.

COUNTY OF SKAGIT )

Jodi Dean Monroe

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 28 day of Nov, 2017.

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



Order No: 113452

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