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Skagit County Auditor

\$79.00

2/28/2018 Page

1 of

6 3:49PM

Document Title:

memorandum of Ground Lease

Reference Number : 01-162705-OE

Grantor(s):

additional grantor names on page ___.

1. Home Trust of Skagit

2.

Grantee(s):

additional grantee names on page___.

1. Maria Partida

2.

Abbreviated legal description:

full legal on page(s) ___.

Lot 8, Summerlynd

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___.

P132996

UNOFFICIAL DOCUMENT

When Recorded return to:

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

MEMORANDUM OF GROUND LEASE

Land

#01-162705-0E Between Maria Partida, and Home Trust of Skagit

This Memorandum Of Ground Lease (the "Memorandum") is made and entered into this 28th day of February 2018, by and between Maria Partida* whose address is 932 Summerlynd Lane, Mount Vernon, Washington 98273 (the "Homeowner") and Home Trust of Skagit, with offices at P.O. Box 2444, Mount Vernon, WA 98273 (the "Trust").

WITNESSETH: * An unmarried person

Home Trust of Skagit in the owner of certain real property located in Skagit County, the state of Washington, known as 932 Summerlynd Lane, Mount Vernon Washington 98273, (the "Leased Land") more particularly described as follows:

Insert Legal Description: Lot 8, Summerlynd
P132996

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 Partida as the lessee, Which Ground Lease is dated February 28, 2018

The provisions of the Lease include the following.

- The lease commences on February 28, 2018 and terminates on February 28, 2117. 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:

Maria Partida
Maria Partida

TRUST:

Jodi Dean Monroe
Jodi Dean Monroe, Executive Director

Kent Haberly
Kent Haberly, President

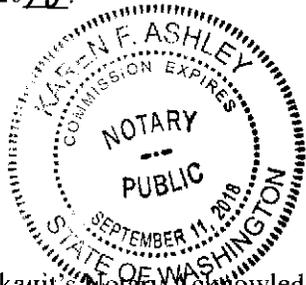
Lessee's Notary Acknowledgment

STATE OF WASHINGTON)
)

ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Maria Partida, 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 28th day of February, 2018.



Karen Ashley
(print name) Karen Ashley
Notary Public in and for the State of Washington
My Appointment Expires 9-11-2018

Home Trust of Skagit's Notary Acknowledgment

STATE OF WASHINGTON)
)

ss.

COUNTY OF SKAGIT)

On this day personally appeared before me _____, 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 _____ day of _____, 20____.

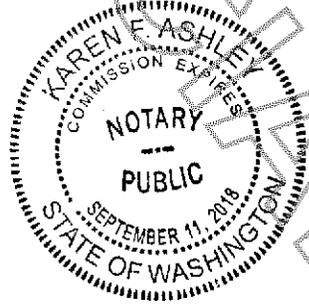
(print name) _____

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jodi D. Monroe **is / are** the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they **is / are** authorized to execute the instrument and acknowledge that as the Executive Director of Home Trust of Skagit to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: February 28th 2018

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018



Schedule "A-1"

01-162705-OE

DESCRIPTION:

Lot 8, 'PLAT OF SUMMERLYND', recorded November 20, 2015, under Auditors File No. 201511200145, records of Skagit County, State of Washington;

Situate within the County of Skagit, State of Washington.

Being "land" as defined in the policy to issue,
EXCEPTING THEREFROM all buildings and improvements located thereon.