

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Laura Minton Breckenridge  
Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273

  
**201806080109**  
06/08/2018 04:03 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

**Land Title and Escrow**

01-166529-0E

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

**Document Title:** Memorandum of Ground Lease  
**Landlord:** STEVEN C. ERICKSON and SUSAN J. ERICKSON  
**Tenant:** KIRK J. HAMILTON and LESLIE N. HAMILTON  
**Abbreviated Legal Description:** PTN NW ¼ S29 T34N R3E  
**Parcel/Tax Id. Number:** Portion of P22889/340329-0-007-0007  
**Reference Number(s) of Documents Affected:** N/A  
**Full Legal Description set forth in Exhibit A of Document.**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 08 2018

Amount Paid \$  
Skagit Co. Treasurer  
By *M. Minton* Deputy

### MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE (the "Memorandum") is entered into May 30, 2018, by and between STEVEN C. ERICKSON and SUSAN J. ERICKSON, ("Landlord"), and KIRK J. HAMILTON and LESLIE N. HAMILTON ("Tenant").

### RECITALS

A. Landlord owns real property consisting of approximately 44.03 acres in Skagit County, known as Skagit County Parcel No. P22889. The parties have entered into a Ground Lease ("Lease") in which Tenant has leased a portion of the real property owned by Landlord, constituting approximately one acre, from Landlord ("Leased Property"). The legal description of the Leased Property is set forth in **Exhibit A**, which by this reference is incorporated herein.

B. The purpose of this Memorandum is to put third parties on notice of certain terms of the Lease.

### AGREEMENT

1. Defined Terms. All capitalized terms used herein that are not defined shall have the same meaning as used in the Lease.

MEMORANDUM OF GROUND LEASE

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2. Term of Lease. The term of the Lease is for a period of fifty (50) years, commencing Wednesday, May 30, 2018 and terminating Tuesday, May 29, 2068, subject to the terms and conditions of the Lease.

3. Successors and Assigns. This Memorandum and the Lease bind and inure to the benefit of the parties and their respective heirs, successors, and assigns.

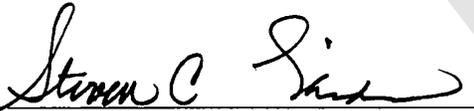
4. No Alteration of Lease. This Memorandum is subject to the terms, covenants, conditions, and provisions of the Lease, and is not intended to, and shall not be construed to, alter, modify, limit, or abridge any of the terms, covenants, conditions, or provisions of the Lease. In the event of any conflict or inconsistency between this Memorandum and the Lease, the Lease shall control.

5. Governing Law. This Memorandum and the Lease shall be governed by and construed in accordance with the laws of the State of Washington. Venue for any action with respect to the interpretation or enforcement of the Lease, or this Memorandum, shall be in Skagit County.

IN WITNESS WHEREOF, the undersigned have caused this Memorandum to be executed by their duly authorized representatives as of the date first set forth above.

**LANDLORD:**

**TENANT:**



STEVEN C. ERICKSON, a married man



LESLIE N. HAMILTON, a married woman



SUSAN J. ERICKSON, a married woman

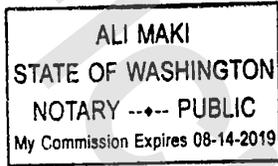


KIRK J. HAMILTON, a married man

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **STEVEN C. ERICKSON** is the person who appeared before me, and said person acknowledged that he signed the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

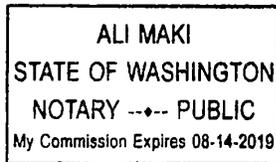


Ali Maki  
Printed Name: ALI MAKI  
NOTARY PUBLIC in and for the State of  
Washington Residing at: Mukilteo  
My commission expires: 08-14-19

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **SUSAN J. ERICKSON** is the person who appeared before me, and said person acknowledged that she signed the instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

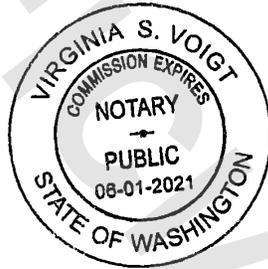


Ali Maki  
Printed Name: ALI MAKI  
NOTARY PUBLIC in and for the State of  
Washington Residing at: Mukilteo  
My commission expires: 08-14-19

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **LESLIE N. HAMILTON** is the person who appeared before me, and said person acknowledged that she signed the instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

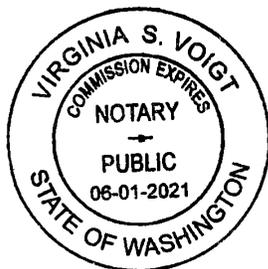


Virginia S. Voigt  
Printed Name: VIRGINIA S. VOIGT  
NOTARY PUBLIC in and for the State of  
Washington Residing at: Mount Vernon  
My commission expires: 6/1/21

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **KIRK J. HAMILTON** is the person who appeared before me, and said person acknowledged that he signed the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Virginia S. Voigt  
Printed Name: VIRGINIA S. VOIGT  
NOTARY PUBLIC in and for the State of  
Washington Residing at: Mount Vernon  
My commission expires: 6/1/21

**EXHIBIT A**

1-Acre Legal Description

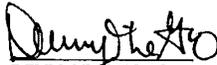
Lying Within Property Tax Parcel No. P22889

**LEGAL DESCRIPTION**

That portion of the of Northwest Quarter (NW ¼) of Section Twenty-nine (29), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning 2417.3 feet South and 328.21 feet East of the Northwest corner of said Section 29;  
thence N 1°03'36" W 208.73 feet;  
thence East 208.73 feet;  
thence S 1°03'36" E 208.73 feet;  
thence West 208.73 feet to the place of beginning.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO  
Registered Professional Land Surveyor  
License No. 37532  
Date: October 23, 2017

