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08/03/2018 03:10 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Return Address
Northwest Business Development
9019 E. Appleway Blvd., Suite 200
Spokane Valley, WA 99212

MEMORANDUM OF LEASE
GUARDIAN NORTHWEST TITLE CO.
116249

Reference #: _____ Additional on page _____
Grantor: CONWAY FRONTAGE, LLC, a Washington limited
liability company
Additional on page _____
Grantee: BAY BABY PRODUCE, INC., a Washington corporation
Additional on page _____

Abbreviated Legal Description:

SECTION 18, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.;
PORTION S 1/2 OF NE 1/4

For a full legal description please see Exhibit "C"
attached hereto and made a part herein by reference.

Assessor's Tax Parcel Account Numbers: 330418-1-007-
0008/P16813 and 330418-1-009-0006/P16815

THIS INDENTURE made and entered into this 31st day of July,
2018, by and between CONWAY FRONTAGE, LLC, a Washington
limited liability company, hereinafter called the lessor
(whether one or more) and BAY BABY PRODUCE, INC., a Washington
corporation, hereinafter called the "Lessee" (whether one or
more).

WITNESSETH

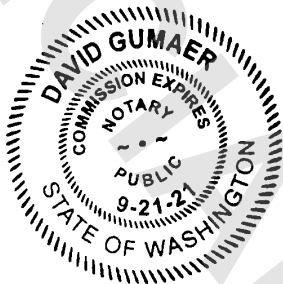
That for the term and upon the terms and conditions set
forth in the Lease Agreement dated June 1, 2018, from the
lessor to Lessee the lessor has leased, demised and let, and
does hereby lease, demise and let unto Lessee the following
described real property, situated in the County of Skagit,
State of Washington, more particularly described as follows;

FOR A COMPLETE LEGAL DESCRIPTION SEE LEGAL
DESCRIPTION ATTACHED AS EXHIBIT 'C'.

STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that MICHELE L. YOUNGQUIST signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as President of BAY BABY PRODUCE, INC., a Washington corporation, to be the free and voluntary act of corporation, for the uses and purposes mentioned in the instrument.

DATED: July 31, 2018



David Gumaer
Notary Public in and for the
State of Washington, residing
at Spokane.
My appointment expires
9-21-21.

EXHIBIT 'C'

THE SOUTHEAST ¼ OF THE NORTHEAST ¼, AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ LYING EASTERLY OF THE EASTERLY LINE OF THE RAILROAD RIGHT-OF-WAY, ALL IN SECTION 18, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.,

EXCEPT THAT PORTION CONDEMNED BY DRAINAGE DISTRICT NO. 17 OF SKAGIT COUNTY, WASHINGTON BY DECREE ENTERED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 5271, AND

EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED RECORDED MAY 6, 1920, UNDER AUDITOR'S FILE NO. 141851, AND

EXCEPT THAT PORTION CONVEYED TO DRAINAGE DISTRICT NO. 17 OF SKAGIT COUNTY, WASHINGTON BY DEED RECORDED MARCH 17, 1932, UNDER AUDITOR'S FILE NO. 249446, AND

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED MAY 5, 1955 UNDER AUDITOR'S FILE NO. 517336, AND

EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED IN JUDGMENT AND DECREE OF APPROPRIATION FILED MAY 8, 1969 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 30376.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.