

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



201808220019

08/22/2018 11:15 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Land Title and Escrow

01-168935-0

MEMORANDUM OF LEASE

Reference #: _____ Additional on page _____
Grantor: **613 SUNSET PARK DRIVE, LLC**, a Washington limited
liability company
Additional on page _____
Grantee: **CARL'S TOWING & MUFFLER, INC.**, a Washington
corporation
Additional on page _____

Legal Description:

Lots 4 and 5, Binding Site Plan No. SW-01-93, (Sunset Industrial Park) recorded in Volume 11 of Short Plats, pages 83 and 84, under Auditor's File No. 9406100051, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M., and Tracts 14 and 15, "SEDRO ACREAGE, " as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Sunset Park Drive, as shown on the face of said site plan.

Situate in the City of Sedro-Woolley, County of Skagit; State of Washington.

Assessor's Tax Parcel Account Number: **P105287 (8003-000-004-0003), P105288 (8003-000-005-0004)**

THIS INDENTURE made and entered into this 20th day of **August, 2018**, by and between **613 SUNSET PARK DRIVE, LLC**, a Washington limited liability company, hereinafter called the lessor (whether one or more) and **CARL'S TOWING & MUFFLER, INC.**, a Washington corporation, hereinafter called the "Lessee" (whether one or more).

WITNESSETH

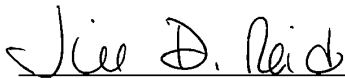
That for the term and upon the terms and conditions set forth in the Lease Agreement dated **August 1, 2018**, from the lessor to Lessee the lessor has leased, demised and let, and does hereby lease, demise and let unto Lessee the following described real property, situated in the County of **Skagit**,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

FOR A COMPLETE LEGAL DESCRIPTION SEE LEGAL DESCRIPTION DESCRIBED ABOVE.

The lease shall be for a term of **244** months commencing **August 1, 2018**, and terminating **December 1, 2038**.

In witness thereof, the parties hereto have caused their respective names to be hereto subscribed as of the day and the year first above written.

613 SUNSET PARK DRIVE, LLC
a Washington limited liability company

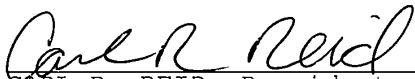


JILL D. REID, Member/Manager



CARL R. REID, Member/Manager

CARL'S TOWING & MUFFLER, INC.
a Washington corporation



CARL R. REID, President

STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that JILL D. REID and CARL R. REID, signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Member/Manager of 613 SUNSET PARK DRIVE, LLC, a Washington limited liability company, to be the free and voluntary act of such limited liability company, for the uses and purposes mentioned in the instrument.

DATED: August 20, 2018



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

STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that CARL R. REID signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of CARL'S TOWING & MUFFLER, INC., a Washington corporation, to be the free and voluntary act of such corporation, for the uses and purposes mentioned in the instrument.

DATED: August 20, 2018



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