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06/20/2019 01:45 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

GUARDIAN NORTHWEST TITLE CO.

MEMORANDUM OF LEASE

19-2179

Grantor: E&R MANAGEMENT, LLC, a Washington Limited Liability Company

Grantee: TRUDY KIM TRINH, KHA LOAN BUI, NGUYEN CHUNG DANG

Abbreviated Legal Description
Section 18, Township 34 North, Range 4 East; Ptn. SE NE

Assessor's Tax Parcel Account Numbers: P26188, 340418-0-103-0002, P26267, 340418-1-017-0104, P104774, 340418-1-017-0201

THIS INDENTURE made and entered into this 17th day of June, 2019, by and between **E&R MANAGEMENT LLC**, a Washington Limited Liability Company, hereinafter called the lessor (whether one or more) and **TRUDY KIM TRINH, KHA LOAN BUI, NGUYEN CHUNG DANG**, as individuals, 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 October 11, 2018, from the lessor to Lessee the lessor has leased, demised and let, and does hereby lease, demise and let unto Lessee a portion of 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 EXHIBIT A

The lease shall be for a term of 60 months commencing November 1, 2018 and terminating November 1, 2022.

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.

E&R MANAGEMENT, LLC
A Washington Limited Liability Company


BY: EDWARD L. HANSEN,
ITS: Member

TRUDY KIM TRINH
An Individual



NGUYEN CHUNG DANG
An Individual



KHA LOAN BUI
An Individual

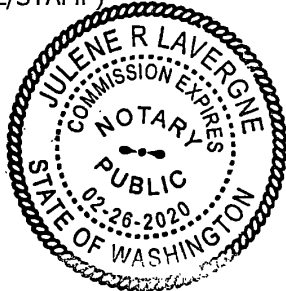


STATE OF WASHINGTON)
COUNTY OF WAHATCOM) ss: _____

I certify that I know or have satisfactory evidence that **EDWARD L. HANSEN** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 19 day of JUNE, 2019.

(SEAL/STAMP)



NOTARY PUBLIC 

Residing in: BELLINGHAM, WA

My Commission Expires: 2/26/2020

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

I certify that I know or have satisfactory evidence that **TRUDY KIM TRINH** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 19 day of JUNE, 2019.

(SEAL/STAMP)



NOTARY PUBLIC

Residing in:

My Commission Expires:

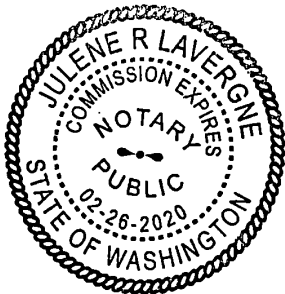
Julene R. LaVerne
BELLINGHAM, WA
2/26/2020

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss: _____

I certify that I know or have satisfactory evidence that **Nguyen Chung Dang** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 19 day of JUNE, 2019.

(SEAL/STAMP)



NOTARY PUBLIC

Residing in:

My Commission Expires:

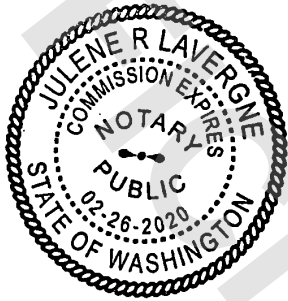
Julene R. LaVerne
BELLINGHAM, WA
2/26/2020

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss:

I certify that I know or have satisfactory evidence that **Kha Loan Bui** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 19th day of June, 2019.

(SEAL/STAMP)



NOTARY PUBLIC

Residing in:

My Commission Expires:

Julene R. LaVergne
Bellingham, WA
2/26/2020

EXHIBIT A

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

Tract A, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East W.M..

EXCEPT that portion conveyed to the City of Mount Vernon by Deed recorded February 27, 1997, under Auditor's File No. 9702270002, records of Skagit County, Washington.

PARCEL "B":

That portion of Tract B, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington, lying East of the West line of the East 329.64 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East W.M..

PARCEL "C":

That portion of the South 60.00 feet of the North 67.00 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., lying East of the West line of the East 329.64 feet thereof.

PARCEL "D":

An easement appurtenant to Parcels 1 and 2 described below, for walkways, ingress and egress, the parking of motor vehicles (except for employees), loading and unloading of commercial and other delivery vehicles, and the use of facilities installed for the comfort and convenience of customers, invitees and employees, as set forth in Reciprocal Easement Agreement recorded March 31, 1994 under Auditor's File No. 9403310170, records of Skagit County, Washington, and rerecorded April 7, 1994, under Auditor's File No. 9404070075, records of Skagit County, Washington, over those portions of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., designated as the Easement Areas on Exhibit C of said Easement Agreement.

PARCEL "1":

Tract A, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34

EXHIBIT A continued

North, Range 4 East, W.M..

TOGETHER WITH that portion of Tract B of said Short Plat lying East of the West line of the East 329.64 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M..

PARCEL "2":

That portion of the South 60.0 feet of the North 67.00 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., lying East of the West line of the East 329.64 feet thereof.