

After Recording Return To:  
Ameritrust CDC  
Attn: Diane Blashill  
4407 N. Division, Suite 813  
Spokane, WA 99207

---

MEMORANDUM OF LEASE

Grantor: (1) Kajason LLC  
Grantee: (1) Grand Willow LLC  
Abbreviated Legal: Ptn Tract 27 Memorial Hwy Tracts, Skagit County, Washington  
Tax Parcel No.: P67461, 3955-000-027-0008

1ST AM  
948082  
5  
V5 P35

THIS INDENTURE made and entered into this 15<sup>th</sup> day of August, 2019, by and between **Kajason LLC**, a Washington limited liability company, hereinafter called "Lessor", and **Grand Willow LLC**, a Washington limited liability company, hereinafter called "Lessee".

WITNESSETH

That for the term and upon the terms and conditions set forth in the Lease Agreement dated **March 1, 2019** (including any amendments or addendums thereto), and which commenced on **March 1, 2019**, from the Lessor to Lessee, the Lessor has leased, demised and let, and does hereby lease, demise and let unto Lessee its interest in the following described real property:


SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.


The lease, including options to renew or extend, is for a term of twenty six (26) years commencing on **March 1, 2019** and terminating on **February 28, 2045**.

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

LESSOR:


**Kajason LLC,**  
a Washington limited liability company


By:   
Jason H. VandenBosch, Manager

By:   
Karen R. VandenBosch, Manager

LESSEE:

**Grand Willow LLC,**  
a Washington limited liability company

By:   
Jason H. VandenBosch, Member

By:   
Karen R. VandenBosch, Member

[Notary's Acknowledgments on next Page]

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **Jason H. VandenBosch** is the person who signed this instrument and acknowledged it as the Manager of Kajason LLC, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 15<sup>th</sup> day of August, 2019.



Andrea Sherwood  
 Print name: Andrea Sherwood  
 NOTARY PUBLIC in and for the State  
 of Washington, residing at Leavenworth, WA  
 My appointment expires: 11.11.20

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **Karen R. VandenBosch** is the person who signed this instrument and acknowledged it as the Manager of Kajason LLC, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 15<sup>th</sup> day of August, 2019.



Andrea Sherwood  
 Print name: Andrea Sherwood  
 NOTARY PUBLIC in and for the State  
 of Washington, residing at Leavenworth, WA  
 My appointment expires: 11.11.20

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **Jason H. VandenBosch** is the person who signed this instrument and acknowledged it as the Member of Grand Willow LLC, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 15<sup>th</sup> day of August, 2019.



Andrea Sherwood  
 Print name: Andrea Sherwood  
 NOTARY PUBLIC in and for the State  
 of Washington, residing at Bellevue, WA  
 My appointment expires: 11.11.20

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **Karen R. VandenBosch** is the person who signed this instrument and acknowledged it as the Member of Grand Willow LLC, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 15<sup>th</sup> day of August, 2019.



Andrea Sherwood  
 Print name: Andrea Sherwood  
 NOTARY PUBLIC in and for the State  
 of Washington, residing at Bellevue, WA  
 My appointment expires: 11.11.20

EXHIBIT "A"  
LEGAL DESCRIPTION

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

Lot 27, "MEMORIAL HIGHWAY TRACTS", as per plat recorded in Volume 5 of Plats, page 35, records of Skagit County, Washington.

EXCEPT that portion lying East of the following described line:

Commencing at the Southeast corner of said Lot 27; thence North  $89^{\circ}43'11''$  West along the South line thereof, a distance of 6.72 feet to the initial point of this line description; thence North  $01^{\circ}12'50''$  West, a distance of 155.62 feet to a point on the North line of said Lot 27, which lies North  $89^{\circ}43'11''$  West, a distance of 10.23 feet from the Northeast corner of said Lot 27, and terminal point of this line description.