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01/30/2020 11:07 AM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

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

**Land Title and Escrow**

01.173389.0

MEMORANDUM OF LEASE

Reference #: \_\_\_\_\_ Additional on page \_\_\_\_\_  
Grantor: NOTIO FELIX, LLC, a Washington limited liability  
company  
Additional on page \_\_\_\_\_  
Grantee: NT PARTNERS, LLC, a Washington limited liability  
company  
Additional on page \_\_\_\_\_

Abbreviated Legal Description: Ptn Blk 1, Map of  
LaConner & Ptn Tr 6, Plate 18, Tidelands/LaConner

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

Assessor's Tax Parcel Number: 4129-018-006-0004, P74455  
& 4123-023-000-0105, P74103

THIS INDENTURE made and entered into this 19th day of  
December, 2019, by and between NOTIO FELIX, LLC, a Washington  
limited liability company, hereinafter called the lessor  
(whether one or more) and NT PARTNERS, LLC, a Washington  
limited liability company, hereinafter "LLC"

WITNESSETH

That for the term and upon the terms and conditions set  
forth in the Lease Agreement commencing May 1, 2019, from the  
lessor to LLC the lessor has leased, demised and let, and does  
hereby lease, demise and let unto LLC 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 254 months commencing May 1,  
2019, and terminating June 30, 2040.

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.

NOTIO FELIX, LLC  
a Washington limited liability company



THEODOR L. FURST, Member/Manager

NT PARTNERS, LLC  
a Washington limited liability company

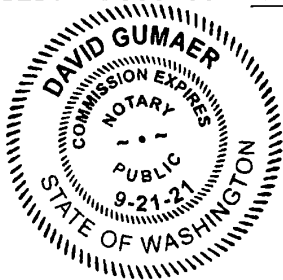


THEODOR L. FURST, Member/Manager

STATE OF WASHINGTON )  
                                  ) ss.  
County of Skagit      )

I certify that I know or have satisfactory evidence that THEODOR L. FURST signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as a Member/Manager of NOTIO FELIX, LLC, a Washington limited liability company, to be the free and voluntary act of such company, for the uses and purposes mentioned in the instrument.

DATED: December 19, 2020

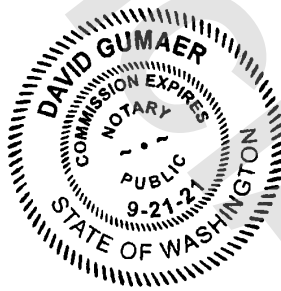


David Gumaer  
Notary Public in and for the  
State of Washington, residing at  
Spokane  
My appointment expires 9-21-21.

STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that THEODOR L. FURST signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as a Member/Manager of NT PARTNERS, LLC, a Washington limited liability company, to be the free and voluntary act of such company, for the uses and purposes mentioned in the instrument.

DATED: December 19, 2020



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

EXHIBIT A

PARCEL "A":

Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington,

EXCEPT that portion of said premises lying North of a line that is 50 feet South of and parallel with the North line of said Block,

ALSO EXCEPTING any portion of said premises lying below the line of mean high tide,

AND ALSO EXCEPTING the following:

Beginning at the intersection of the South line of fractional Block 1 of said "MAP OF LACONNER, WHATCOM COUNTY, WASH. TERRY., 1872", and the East line of the tidelands in front of and abutting on said Block 1;  
thence Northerly along the East line of said Block 1, 100 feet to a point 165.2 feet from the intersection of the East line of said Block 1, produced Northerly and the South line of Lot 2, Section 36, Township 34 North, Range 2 East, W.M.;  
thence West parallel with the South line of said Lot 2 to the East line of said tidelands and thence Southerly along the East line of said tidelands to the point of beginning.

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "B":

Tract 6, Plate 18, "TIDE AND SHORE LANDS AT LACONNER", filed in the Office of the State Land Commission at Olympia, Washington,

EXCEPT the South 90 feet thereof.

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "C":

That portion of Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, lying North of a line that is 50 feet South of and parallel to the North line of said Block 1,

EXCEPT that portion thereof, if any, lying within tidelands.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**EXHIBIT A****PARCEL "D":**

All interest in Harbor Area Lease between the State of Washington, as Lessor, and Nell Thorn LLC, as Lessee, dated December 17, 2014, recorded January 12, 2015, under Auditor's File No. 201501120101, further described as follows:

That portion of the Harbor Area lying in front of Tract 6, as shown on the 2003 Supplemental Map of La Conner Harbor as recorded under Auditor's File No. 200302060018, records of Skagit County, in Section 36, Township 34 North, Range 2 East, W.M., Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Section 36;  
thence along the North line of said Section 36, North  $88^{\circ}29'43''$  West, 1,994.19 feet to the 1892 Inner Harbor Line;  
thence along said Inner Harbor Line South  $03^{\circ}43'17''$  West, 2,505.57 feet;  
thence continuing along said Inner Harbor Line South  $19^{\circ}35'17''$  West, 167.37 feet to the true point of beginning;  
thence North  $88^{\circ}23'10''$  West, 47.50 feet;  
thence South  $18^{\circ}54'35''$  West, 97.80 feet;  
thence South  $70^{\circ}54'39''$  East, 34.35 feet;  
thence South  $04^{\circ}44'14''$  West, 30.34 feet;  
thence South  $88^{\circ}45'03''$  East, 2.00 feet to the said Inner Harbor Line;  
thence along said Inner Harbor Line North  $19^{\circ}35'17''$  East, 140.84 feet to the true point of beginning.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "E":**

All interest in Harbor Area Lease between the State of Washington, as Lessor, and Nell Thorn, LLC, as Lessee, dated December 17, 2014, recorded January 12, 2015, under Auditor's File No. 201501120102, further described as follows:

That portion of the unplatted first class tidelands lying between first class tideland Tracts 5 and 6 of Corrected Plate No. 18 of tide and shorelands of Section 36, LaConner Harbor filed in records of Commissioner of Public Lands on September 24, 1894, in Section 36, Township 34 North, Range 2 East, W.M., Skagit County, Washington, being more particularly described as follows:

## EXHIBIT A

PARCEL "E" continued:

Beginning at the Northeast corner of said Section 36, as shown on the 2003 Supplemental Map of La Conner Harbor as recorded under Auditor's File No. 200302060018, records of Skagit County;  
thence along the North line of said Section 36, North  $88^{\circ}29'43''$  West, 1,994.19 feet to the 1892 Inner Harbor Line;  
thence along said Inner Harbor Line South  $03^{\circ}43'17''$  West, 2,505.57 feet;  
thence continuing along said Inner Harbor Line South  $19^{\circ}35'17''$  West, 167.37 feet to the true point of beginning;  
thence continuing along the said Inner Harbor Line South  $19^{\circ}35'17''$  West, 32.41 feet to the North line of Tract 6;  
thence along said North line of Tract 6 South  $88^{\circ}40'51''$  East, 28.87 feet to the approximate meander line;  
thence along said meander line North  $17^{\circ}45'44''$  East, 31.94 feet to the South line of Tract 5;  
thence along said South line of Tract 5 North  $88^{\circ}23'10''$  West, 27.75 feet to the true point of beginning.

Situate in the Town of La Conner, County of Skagit, State of Washington.

END OF EXHIBIT A