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Skagit County Auditor

WHEN RECORDED RETURN TO:

Michael A. Winslow
Attorney at Law
1204 Cleveland Avenue
Mount Vernon, WA 98273

Document Title:	Memorandum of Agreement
Grantor/Borrower/Seller:	Agate Two, L.L.C., a Washington limited liability company
Grantee/assignee/beneficiary:	LRW Properties, L.L.C., a Washington limited liability company
Legal Description:	Lots 11 and 12, Block 7, "Knutzen's Add to the Town of Burlington" Ptn of Lot 2, Blk 134, "First Add to Burlington" Complete legals contained on Pages 8 and 9 Lot 3, Blk 134, "First Add to Burlington"
Tax Parcel Nos.:	P72739 / 4089-007-012-0007 P72188 / 4077-134-002-0104 P72189 / 4077-134-003-0004

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT, dated as of the 28th day of September, 2020, is by and between AGATE TWO, L.L.C., a Washington limited liability company ("Agate Two"); and LRW PROPERTIES, L.L.C., a Washington limited liability company ("LRW").

1. **PROPERTY.** LRW owns the real property legally described on the attached Exhibit "A" (the "LRW Property").
2. **SETTLEMENT AGREEMENT.** Agate Two and LRW entered into a Settlement Agreement dated the 28th day of September, 2020 (the "Agreement"). The Agreement contains a reimbursement payment from LRW to Agate Two. The reimbursement payment shall be paid on the sale of the LRW Property.
3. **PURPOSE OF MEMORANDUM OF AGREEMENT.** This Memorandum of Agreement is prepared for the purpose of recordation, and it in no way modifies the Agreement. Anyone acquiring any interest in the real property takes that interest subject to the rights contained in the Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first above written.

LRW PROPERTIES, L.L.C.

Richard Watkins
By: Richard Watkins, Member

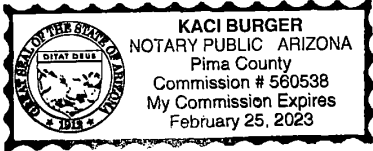
Linda Watkins
By: Linda Watkins, Member

STATE OF ARIZONA)
)
COUNTY OF PIMA)

On this 28 day of September, 2020, before me personally appeared Richard Watkins and Linda Watkins, to me known to be the Members of LRW Properties, L.L.C., who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

IN WITNESS THEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Kaci Burger
PRINTED NAME: Kaci Burger
Notary Public for the State of Arizona,
residing at 12925 N Oracle Rd Ste 101
Tucson AZ 85739
My commission expires: 02/25/2023



AGATE TWO, L.L.C.

[Handwritten signature of Brent Walker]

By: Brent Walker, Member

[Handwritten signature of Cheri Walker]

By: Cheri Walker, Member

STATE OF WASHINGTON)

COUNTY OF WHATCOM)

On this 24 day of September, 2020, before me personally appeared Brent Walker and Cheri Walker, to me known to be the Members of Agate Two, L.L.C., who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

IN WITNESS THEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

[Handwritten signature of Raylene Stredicke]

PRINTED NAME:

[Handwritten signature of Raylene Stredicke]

Notary Public in and for the State of Washington,
residing at Bellingham.

My commission expires: 01/10/2023



EXHIBIT "A"

LEGAL DESCRIPTION OF LRW PROPERTY

LRW PARCEL A:

P72739

Lots 11 and 12, Block 7, "Knutzen's Addition to the Town of Burlington", as per Plat recorded in Volume 3 of Plats, page 80, records of Skagit County, Washington, and that portion of the West 15 feet of the vacated, unnamed street to the East of said Lots that is adjacent to and abutting upon.

Together with the South 12.03 feet of Lot 10, Block 7, "Knutzen's Addition to the Town of Burlington", as per Plat recorded in Volume 3 of Plats, page 80, records of Skagit County, Washington. Also together with the West 15 feet of the vacated, unnamed street to the East of said South 12.03 feet of said Lot 10 that is adjacent to and abutting upon.

Situate in the City of Burlington, County of Skagit, State of Washington.

LRW PARCEL B:

P72188

That portion of Lot 2, Block 134, "First Addition to Burlington", as per plat recorded in Volume 3 of Plats at page 11, records of Skagit County, Washington, and also that portion of the vacated street along the West line of said Lot 2, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2;
thence South 88°26'05" East along the South line of said Lot 2 a distance of 184.12 feet to the Westerly right of way line of the Burlington Northern Railroad;
thence North 6°53'24" West along said right of way line a distance of 59.04 feet;
thence North 88°26'18" West a distance of 175.88 feet to the East line of vacated street;
thence North 88°52'08" West a distance of 15.00 feet to the centerline of said vacated street;
thence South 1°07'52" West along said centerline a distance of 58.39 feet to a point which bears North 88°52'08" West from the Point of Beginning;
thence South 88°52'08" East a distance of 15.00 feet to the Point of Beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

LRW PARCEL C:

P72189

Lot 3, Block 134, "First Addition to Burlington", as per plat recorded in Volume 3 of Plats at page 11, records of Skagit County, Washington, and that portion of the vacated unnamed street adjoining and abutting upon the Westerly boundary of said Lot and lying Northerly of the East extension of the South line of Block 7, "Knutzen's Addition to the Town of Burlington", as per Plat recorded in Volume 3 of Plats, page 80, which upon vacation reverted to said premises by operation of law.

Situate in the City of Burlington, County of Skagit, State of Washington.