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03/17/2021 09:38 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

POOR ORIGINAL

MEMORANDUM OF ASSIGNMENT OF LEASE

GRANTORS:	THE ESTATE OF JOY WERNER (by Felicity Eadon, Personal Representative) and DMMD, LLC (by Marilyn W. Derig, manager of DMMD, LLC).
ASSIGNOR:	THE POTASH LIVING TRUST (by Warren Potash, Trustee)
GRANTEE:	AMERICAN DREAM REAL ESTATE INVESTMENTS INC. (Leonard Johnson, Owner and President).
Abbreviated Legal:	ANACORTES ALL LT 17 & 18 & FRAC LT 19 & 20 BLK 40 ANACORTES TIDE LANDS TR 10 PL 10, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., LESS W 30FT
Parcel Numbers:	P55110/P32953
XRefID:	3772-040-020-0002/350219-0-045-0003

This Memorandum dated the ____ of December 2020 is between: THE ESTATE OF JOY WERNER (by Felicity Eadon, Personal Representative) and DMMD, LLC, a Washington Limited Liability Company (by Marilyn W. Derig, manager of DMMD, LLC) [The Estate of Joy Werner and DMMD, LLC are collectively the "Lessor"]; THE POTASH LIVING TRUST (by Warren Potash, Trustee) [The "Assignor"]; and, AMERICAN DREAM REAL ESTATE INVESTMENTS INC. (by Leonard Johnson, Owner and President) [The "Assignee"].

1. **Lease of Land.** Lessor leased to Assignor (as Lessee), upon the terms and conditions of the lease agreement (including all modifications thereto) in effect between the parties dated March 12, 1993 and modified on October 27, 2008, which terms and conditions are incorporated by this reference, that certain real property situated in the City of Anacortes, Skagit County, Washington, commonly known as 1004 12th Street, Anacortes, Skagit County, Washington, legally described as follows:

Lots 17, 18, 19 and 20, Block 40, ORIGINAL PLAT OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

TOGETHER WITH the south half of vacated alley abutting thereon; and Tract 10, "PLATE NO. 10, TIDE AND SHORE LANDS of Section 19, Township 35 North,

Range 2 E., W.M., of Anacortes Harbor, "according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington.

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

2. **Term.** The lease is for a period of thirty-six years, commencing June 1, 1993 and running through May 31, 2029, unless sooner terminated as provided in the lease. Lessee then has two options to extend the lease for additional terms of five (5) years each, until May 31, 2034 and then again until May 31, 2039, subject to the terms and conditions of the lease agreement (including all modifications thereto).
3. **Assignment.** Assignor has assigned all its rights and responsibilities as Lessee under the lease to Assignee. Assignee has assumed those rights and responsibilities, and Lessor has consented to said assignment pursuant to the lease agreement. Therefore, Assignee is now the Lessee under the lease agreement.
4. **Purpose of the Memorandum of Lease.** This memorandum of lease is prepared for the purpose of recordation, and it in no way modifies the lease agreement between the parties. IN WITNESS, each party to this memorandum of lease and lease assignment has caused it to be executed at Anacortes, Washington on the date indicated below.
5. **Counterparts.** This memorandum may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument. Photocopies and fax copies of this memorandum shall have the same force and effect as the originals and may be used in lieu of the originals in any legal proceeding.

GRANTORS/LESSORS:

Dated this 3 day of January, 2021 ~~December 2020~~

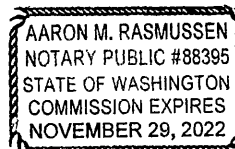
Marilyn Derig
Marilyn Derig, as manager of DMMD, LLC

State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that **MARILYN DERIG** is the person who appeared before me, and said person acknowledged that **she** signed the foregoing instrument, on oath stated that **she** was authorized to execute the instrument, and acknowledged it individually and as **Manager of DMMD, LLC**, to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3 day of January, 2021 ~~December 2020~~

Aaron M. Rasmussen
Signature
AARON M. RASMUSSEN
Print Name
Notary Public in and for the State of Washington
Residing at MT. VERNON, Washington.
My appointment expires 11/29/21



Dated this 25 day of JANUARY, 2021.
~~December 2020~~

Felicity Eadon
 Felicity Eadon, as Personal Representative for the Estate of Joy Werner

Province of British Columbia)
) ss.
 Municipality of VANCOUVER)

I certify that I know or have satisfactory evidence that **FELICITY EADON** is the person who appeared before me, and said person acknowledged that **she** signed the foregoing instrument, on oath stated that **she** was authorized to execute the instrument, and acknowledged it individually and as the **Personal Representative of the Estate of Joy Werner**, to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 25 day of ~~December 2020~~.
JANUARY, 2021.

Brendan Morgan
 Signature
BRENDAN MORGAN
 Print Name
 Notary Public in and for the Province of British Columbia
 Residing at VANCOUVER, BRITISH COLUMBIA
 My appointment expires N/A

BRENDAN MORGAN
 Barrister & Solicitor
 700 - 595 BURRARD STREET
 P.O. BOX 49290
 VANCOUVER, B.C. V7X 1S6
 (604) 687-8789

ASSIGNOR:

Dated this 9th March, 2021
~~December 2020~~

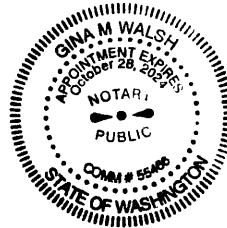
Warren Potash
 Warren Potash, as Trustee of the Potash Living Trust

State of Washington)
) ss.
 County of Skagit)

I certify that I know or have satisfactory evidence that **WARREN POTASH** is the person who appeared before me, and said person acknowledged that **he** signed the foregoing instrument, on oath stated that **he** was authorized to execute the instrument, and acknowledged it individually and as the **Trustee of the Potash Living Trust**, to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 9th March 2021
~~December 2020~~.

Gina M Walsh
 Signature
Gina M Walsh
 Print Name
 Notary Public in and for the State of Washington
 Residing at Anacortes, Washington.
 My appointment expires 10/28/24



ASSIGNEE:

Dated this 21 day of December 2020.

Leonard Johnson
 Leonard Johnson, as Owner and President for American Dream Real Estate Investments Inc.

State of Washington)
)
 County of Skagit) ss.

I certify that I know or have satisfactory evidence that **Leonard Johnson** is the person who appeared before me, and said person acknowledged that **he** signed the foregoing instrument, on oath stated that **he** was authorized to execute the instrument, and acknowledged it individually and as the **owner and president of for American Dream Real Estate Investments Inc.**, to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 21st day of December 2020.

Signature

JUSTIN ROTHBOECK

Print Name

Notary Public in and for the State of Washington

Residing at AWACONES, Washington.My appointment expires 11/9/2022.

JUSTIN R ROTHBOECK
 Notary Public
 State of Washington
 Commission # 175044
 My Comm. Expires Nov 9, 2022