

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Heather Beauvais
DATE 04/30/2021

MEMORANDUM OF LEASE

Grantor: (1) Edison Investments LLC 1ST AM ⑥
965085
Grantee: (1) Terramar LLC
Abbreviated Legal: Por. Lots 13-17 Blk. 1 and 5-9 in Blk. 3 Edison and Por. GL3 in
Sec. 33, Twp. 36 N., R. 3 E.W.M., Skagit County, Washington
Tax Parcel No.: P72950, P72960, P48533 and P48534

THIS INDENTURE made and entered into this 21st day of April, 2021, by and between **Edison Investments LLC**, a Washington limited liability company, hereinafter called "Lessor", and **Terramar 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 **July 1, 2018** (including any amendments or addendums thereto), and which commenced on **July 1, 2018**, 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.

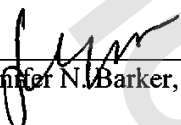
The lease, including options to renew or extend, is for a term of twenty eight (28) years commencing on **July 1, 2018** and terminating on **July 1, 2046**.

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:

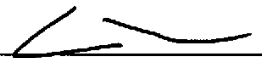
Edison Investments LLC,
a Washington limited liability company

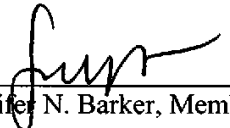
By: 
Chris B. Barker, Member

By: 
Jennifer N. Barker, Member

LESSEE:

Terramar LLC,
a Washington limited liability company

By: 
Chris B. Barker, Member

By: 
Jennifer N. Barker, Member

[Notary's Acknowledgments on next Page]

STATE OF WASHINGTON)
) ss.
 COUNTY OF KITSAP)

I certify that I know or have satisfactory evidence that **Chris B. Barker** is the person who signed this instrument and acknowledged it as a Member of Edison Investments 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 21st day of April, 2021.

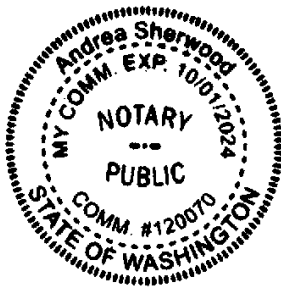


Andrea Sherwood
 Print name: Andrea Sherwood
 NOTARY PUBLIC in and for the State
 of Washington, residing at Portm
 My appointment expires: 10-1-24

STATE OF WASHINGTON)
) ss.
 COUNTY OF KITSAP)

I certify that I know or have satisfactory evidence that **Jennifer N. Barker** is the person who signed this instrument and acknowledged it as a Member of Edison Investments 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 21st day of April, 2021.



Andrea Sherwood
 Print name: Andrea Sherwood
 NOTARY PUBLIC in and for the State
 of Washington, residing at Portm
 My appointment expires: 10-1-24

STATE OF WASHINGTON)
) ss.
 COUNTY OF KITSAP)

I certify that I know or have satisfactory evidence that **Chris B. Barker** is the person who signed this instrument and acknowledged it as a Member of Terramar 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 21st day of April, 2021.

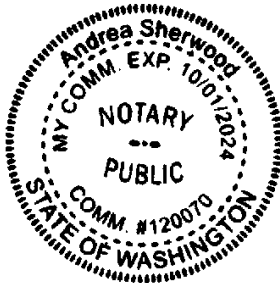


Andrea Sherwood
 Print name: Andrea Sherwood
 NOTARY PUBLIC in and for the State
 of Washington, residing at Renton
 My appointment expires: 10-1-24

STATE OF WASHINGTON)
) ss.
 COUNTY OF KITSAP)

I certify that I know or have satisfactory evidence that **Jennifer N. Barker** is the person who signed this instrument and acknowledged it as a Member of Terramar 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 21st day of April, 2021.



Andrea Sherwood
 Print name: Andrea Sherwood
 NOTARY PUBLIC in and for the State
 of Washington, residing at Renton
 My appointment expires: 10-1-24

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:

PARCEL A:

The West half of the following described tract:

That portion of Government Lot 3 of Section 33, Township 36 North, Range 3 East of the Willamette Meridian, bounded on the North, East and West by the Samish Slough and bounded on the South by the North line of the Town Plat of Edison, according to the plat thereof recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

Except the rights-of-way, if any, of Skagit County Diking District No. 19 and Skagit County Drainage District No. 16.

Situated in Skagit County, Washington.

PARCEL B:

Lots 13 through 17, Block 1, except the South 12 feet (as measured perpendicular to the South line) of said Lot 13 and Lots 5 through 9, Block 3, except the South 12 feet (as measured perpendicular to the South line) of said Lot 5, all in the Town Plat of Edison (Haller's Addition), according to the plat thereof recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

Together with that portion of vacated Gilkey Avenue which would attach by operation of law.

Except the rights-of-way, if any, of Skagit County Diking District No. 19 and Skagit County Drainage District No. 16.

Situated in Skagit County, Washington.

PARCEL C:

The East half of the following described tract:

That portion of Government Lot 3 of Section 33, Township 36 North, Range 3 East of the Willamette Meridian, bounded on the North, East, and West by the Samish Slough and bounded on the South by the North line of the Town Plat of Edison, according to the plat

thereof recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

Except the rights-of-way, if any, of Skagit County Diking District No. 19 and Skagit County Drainage District No. 16.

Situated in Skagit County, Washington.

PARCEL D:

That portion of the West ½ of vacated Gilkey Avenue in the Town Plat of Edison (Haller's Addition), as per the plat thereof recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington, adjacent to Lot 11, Block 1 of said plat and described as follows:

Beginning at the Southeast corner of Lot 11 of said Plat: Thence North 89 degrees 13'30" East along the extension of the South line of said Lot 11, a distance of 9.13 feet to the True Point of Beginning; thence North 00 degrees 58'57" East a distance of 33.02 feet to the extension of the North line of said Lot 11; thence North 89 degrees 13'30" East along said line a distance of 11.14 feet; thence South 00 degrees 46'30" East a distance of 33.00 feet to the extension of the South line of said Lot 11; thence South 89 degrees 13'30" West a distance of 12.15 feet to the True Point of Beginning.

PARCEL E:

A non-exclusive easement for ingress, egress and utilities over, under and across the West 15.00 feet (as measured perpendicular to the West line) of the East half of vacated Gilkey Avenue adjacent to Lots 3, 4 and the South 12 feet of Lot 5, Block 3, Town Plat of Edison (Haller's Addition), as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington, as retained in Deed recorded as Auditor's File No. 201601250094.

PARCEL F:

A non-exclusive easement for ingress, egress and utilities over, under and across the East 10 feet (as measured perpendicular to the East line) of the West half of vacated Gilkey Avenue adjacent to Lot 12 and the South 12 feet of Lot 13, Block 1, Town Plat of Edison (Haller's Addition), as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington, as retained in Deed recorded as Auditor's File No. 201601250093.

All situated in Skagit County, Washington.