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Skagit County Auditor

After Recording Return To:

Kinne Hawes
VANDEBERG JOHNSON & GANDARA, PS
1201 Pacific Avenue, Suite 1900
Tacoma, WA 98402-4391

Grantor(s): TRADAN PROPERTIES, LLC
Grantee(s): D D D INVESTMENTS, LLC
Reference Number(s) of Documents assigned or released: N/A
Legal Description (abbreviated): PTN OF THE SW ¼ QTR SE QTR SECTION 23, T11N 35E NORTH, R 4 E
Additional legal(s) on Exhibit A attached
Assessor's Property Tax Parcel/Account Numbers: 350423-0-033-0009

MEMORANDUM OF LEASE

TO WHOM IT MAY CONCERN:

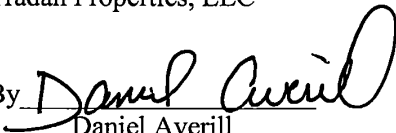
NOTICE IS HEREBY GIVEN that a lease agreement for commercial premises, commonly known as 806 SR 20, Sedro-Woolley, WA 98284, and as more particularly described in the attached Exhibit A, which is incorporated herein by this reference, was entered into on July 29, 2021, between TRADAN PROPERTIES, LLC as Landlord of the premises, and D D D INVESTMENTS, LLC, as Tenant of the premises. The initial term expires December 31, 2031, with an option to extend for five (5) years.

Dated August 9, 2021

Landlord:

Tradan Properties, LLC


By


Daniel Averill
Its Member

Tenant:


D D D Investments, LLC

By


James J. Suffy
Its Member

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

A circular notary seal for Thomas John Fantini, a Notary Public in the State of Washington. The seal features a rope-like border. The text inside the seal, from top to bottom, reads: "THOMAS JOHN FANTINI", "License 21000038", "NOTARY PUBLIC", "Expires 02-05-2025", and "STATE OF WASHINGTON".




[Print Name]

My appointment expires 02-05-2025

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

NOTARY PUBLIC
STATE OF WASHINGTON
BARBARA WEYMOUTH
Lic. No. 137641
My Appointment Expires
AUGUST, 15, 2024



[Print Name]

My appointment expires 8/15/2024

EXHIBIT A**Legal Description of the Premises**

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M. being more particularly described as follows:

BEGINNING at a point on the northerly right-of-way margin of State Highway 20 (called Dollarway County Road on previous descriptions)
240.00 feet westerly (as measured perpendicular) of the East line of said Southwest 1/4 of the Southeast 1/4, being the southwesterly corner of that certain parcel conveyed to Sedro Trail Corporation by Purchaser's Assignment of Contract and Deed recorded under Skagit County Auditor's File No. 9012200064;
thence North 60°44'22" East along said northerly right-of-way margin of State Highway 20 for a distance of 37.77 feet to the TRUE POINT OF BEGINNING;
thence continue North 60°44'22" East along said northerly margin for a distance of 49.67 feet;
thence North 29°13'29" West for a distance of 37.49 feet; thence North 16°11'54" West for a distance of 21.75 feet; thence North 4°57'04" West for a distance of 15.79 feet; thence North 14°30'16" West for a distance of 33.20 feet;
thence North 76°13'53" West for a distance of 43.47 feet, more or less, to said West line of the East 240.00 feet of said subdivision, also being the West line of said Sedro Trail Corporation parcel;
thence South 0°00'11" West along said West line for a distance of 77.30 feet, more or less, to a point bearing North 29°15'38" West from the TRUE POINT OF BEGINNING;
thence South 29°15'38" East for a distance of 67.41 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH the rights to ingress, egress and utilities as necessary to service the above-described leased site over, under and across those portions of property described on documents recorded under Skagit County Auditor's File Numbers 8911210042 and 9012200064.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Containing 6,216 square feet, 0.14 acres

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

The meridian and boundary for this lease description is based upon that certain Record of Survey map recorded under Skagit County Auditor's File No. 9110230027.

Being a portion of that parcel of Landlord's real property the legal description of which is set forth on Exhibit A-1, attached.

EXHIBIT A-1**Legal Description of Landlord's Property**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF STATE ROUTE SR20 AS CONVEYED BY DEEDS RECORDED SEPTEMBER 6, 1938 AND AUGUST 18, 1988, UNDER AUDITOR'S FILE NOS. 305470 AND 8808180068, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE FORMER DOLLARWAY COUNTY ROAD RIGHT OF WAY AS IT EXISTED MARCH 22, 1946, WHICH IS 120 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 20'30" WEST 215.2 FEET; THENCE SOUTH 89 DEGREES 39'30" WEST 120 FEET; THENCE SOUTH 00 DEGREES 20'30" EAST 282.4 FEET TO THE NORTH LINE OF SAID DOLLARWAY ROAD RIGHT OF WAY; THENCE NORTH 50 DEGREES 24' EAST 137.5 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF STATE ROUTE SR20 AS CONVEYED BY DEEDS RECORDED SEPTEMBER 6, 1938 AND AUGUST 18, 1988, UNDER AUDITOR'S FILE NOS. 305470 AND 8808180068, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER WITH THE NORTH LINE OF THE BURLINGTON-SEDRO WOOLLEY STATE ROAD AS IT EXISTED OCTOBER 26, 1945; THENCE NORTH 00 DEGREES 20.5'00" WEST 148 FEET; THENCE SOUTH 89 DEGREES 39.5'00" WEST 120 FEET; THENCE SOUTH 00 DEGREES 20.5'00" EAST 215.2 FEET TO SAID STATE ROAD; THENCE NORTH 60 DEGREES 24'00" EAST 137.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED FOR RIGHT OF WAY TO THE CITY OF SEDRO WOOLLEY BY DEED RECORDED FEBRUARY 23, 1999, UNDER AUDITOR'S FILE NO. 9902230065, RECORDS OF SKAGIT COUNTY, WASHINGTON. AND EXCEPT FROM ABOVE PARCEL ANY PORTION THEREOF LYING WITHIN THAT PARCEL DESCRIBED IN THAT JUDGMENT QUIETING TITLE IN THE ESTATE OF THELMA V. MEAMBER, FILED OCTOBER 8, 1992, UNDER CAUSE NO. 91-2-00720-1 OF SKAGIT COUNTY SUPERIOR COURT. ALSO EXCEPT ROAD RIGHT OF WAY PER DEED RECORDED UNDER AF#200409280035, FOLLOWING DESCRIBED: THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 27' 26" WEST, A DISTANCE OF 10.00 FEET TO THE WEST RIGHT OF WAY LINE OF TRAIL ROAD; THENCE SOUTH 00 DEGREES 58' 12" WEST, ALONG THE WEST RIGHT OF WAY LINE OF TRAIL ROAD, A DISTANCE OF THE 125.22 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF TRAIL ROAD WITH THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 20 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 58' 12" EAST ALONG THE WEST RIGHT OF WAY LINE OF TRAIL ROAD, A DISTANCE OF 21.82 FEET; THENCE SOUTH 52 DEGREES 05' 09" WEST, A DISTANCE OF 29.50 FEET; THENCE SOUTH 36 DEGREES 44' 12" WEST, A DISTANCE 33.41 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 20 WHICH IS 48.69 FEET FROM THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 62 DEGREES 00' 12" EAST ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 20, A DISTANCE OF 48.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON