

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

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 02/08/2023

MEMORANDUM OF LEASE

Grantor: (1) Jelco, LLC 1ST AM 4  
1146021  
Grantee: (1) Louws Truss, Inc  
Abbreviated Legal: Ptns Blks 3, 4 & 6 and all of Blks 7, 8 & 9, Albertson's Addition to  
the Town of Burlington, Skagit County, Washington  
Tax Parcel No.: P72436

THIS INDENTURE made and entered into this 30<sup>th</sup> day of January, 2023, by and between **Jelco, LLC**, a Washington limited liability company, hereinafter called "Lessor", and **Louws Truss, Inc**, a Washington corporation, hereinafter called "Lessee".

WITNESSETH

That for the term and upon the terms and conditions set forth in the Lease Agreement dated **December 11, 2019** (including any amendments or addendums thereto), and which commenced on **January 1, 2020**, 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 **January 1, 2020** and terminating on **December 31, 2048**.

In witness thereof, the parties hereto have caused their respective names to be hereto subscribed as of the day and year first above written.

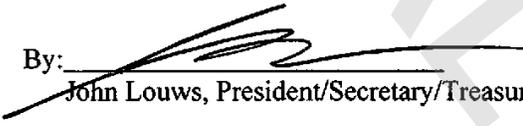
LESSOR:

**Jelco, LLC,**  
a Washington limited liability company

By:   
John Louws, Managre

LESSEE:

**Louws Truss, Inc,**  
a Washington corporation

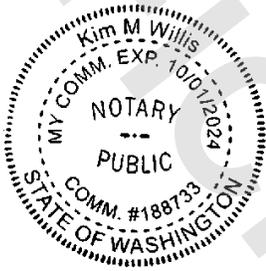
By:   
John Louws, President/Secretary/Treasurer

[Notary's Acknowledgments on next Page]

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **John Louws** is the person who signed this instrument and acknowledged it as the Manager of Jelco, 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 30<sup>th</sup> day of January, 2023.

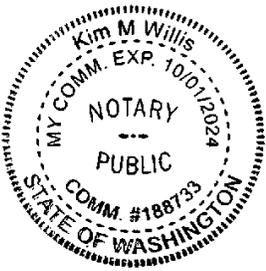


Kim M. Willis  
Print name: Kim M. Willis  
NOTARY PUBLIC in and for the State  
of Washington, residing at Edmonds, WA  
My appointment expires: 10/1/2024

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **John Louws** is the person who signed this instrument and acknowledged it as the President/Secretary/Treasurer of Louws Truss, Inc, a Washington corporation, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 30<sup>th</sup> day of January, 2023.



Kim M. Willis  
Print name: Kim M. Willis  
NOTARY PUBLIC in and for the State  
of Washington, residing at Edmonds, WA  
My appointment expires: 10/1/2024

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:

The East half and the North 25 feet of the West half of Block 3, all of Block 4, except the North 25 feet of the West half; the South 13 feet of Lot 8, Block 6 and all of Blocks 7, 8 and 9, inclusive, all located in Albertson's Addition to the Town of Burlington, according to the plat thereof recorded in Volume 4 of Plats, Page 1, records of Skagit County, Washington;

Also together with those portions of Acre Street and Mount Vernon Street vacated by City of Burlington Ordinance # 874 and that portion of Byron Street vacated by City of Burlington Ordinance No. 880; except the West 15 feet of Byron Street adjacent to Block 5 of said Plat; and except the East 15 feet of the North 50 feet of Byron Street as vacated by said Ordinance No. 880.

Situate in Skagit County, Washington.