

CTI 222722-NCS
Title No.620052154

After recording, return to:
Heather C. Cook
Holmes Weddle & Barcott, PC
3101 Western Avenue, Suite 500
Seattle, WA 98121

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 02/23/2023

Document Title or Titles:

Memorandum of Lease

Reference Nos. of Documents Assigned or Released:

NA

Name of Grantor:

Guemes Channel Holdings, LLC

Name of Grantee:

Florence Lovric

Full Legal Descriptions:

Lots 4 to 9, inclusive, Block 501, and Lots 1 to 5, inclusive, Block 601, "Northern Pacific Addition to Anacortes," as per Plat recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington. Situate in the City of Anacortes, County of Skagit, State of Washington.

Assessor's Property Tax Parcel Number:

P31702/350123-0-002-1601

When recorded return to:
Heather C. Cook
Holmes Weddle & Barcott, PC
3101 Western Avenue, Suite 500
Seattle, WA 98121

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE (this "**Memorandum**"), dated as of February 23, 2023 (the "**Effective Date**"), is made with respect to that certain Lease Agreement between **GUEMES CHANNEL HOLDINGS, LLC**, a Washington limited liability company (the "**Lessor**"), and **FLORENCE LOVRIC**, a natural person (the "**Tenant**") (collectively referred to herein as the "**Parties**" or, individually, as a "**Party**").

Lessor and Tenant hereby acknowledge the following:

1. **Name and Principal Place of Business of Lessor.** The name of Lessor is Guemes Channel Holdings, LLC and its principal place of business is 2629 NW 54th Street, Seattle, WA 98107.
2. **Name and Domicile of Tenant.** The name of Tenant is Florence Lovric and her domicile is 3022 Oakes Avenue, Anacortes, WA 98221.
3. **Lease.** Lessor and Tenant have entered into a certain Lease Agreement, dated February __, 2023 (the "**Lease**"), whereby Lessor leased to Tenant certain premises in Anacortes, Washington (the "**Premises**"), which is more particularly described on Exhibit A attached hereto (the "**Property**").
4. **Term.** The initial term of the Lease commenced on February 23, 2023 and with extensions expires on February 23, 2026 (the "**Term**"), subject to Tenant's month-to-month tenancy which may be terminated by either Party upon ninety (90) days' prior notice as provided in the Lease, unless otherwise sooner terminated in accordance with the terms of the Lease.
5. **Conflicts.** This Memorandum is for informational purposes only and nothing contained herein shall be deemed to modify or otherwise affect any of the terms and conditions of the Lease. In the event of any conflict between this Memorandum and the Lease, the provisions of the Lease shall control.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have caused this Memorandum to be executed as of the Effective Date.

LESSOR:

GUEMES CHANNEL HOLDINGS LLC,
a Washington limited liability company

By: STABBERT YACHT & SHIP HOLDING, LLC,
its sole member

By: THETIS, LLC,
its managing member

By: Lindsay A. Skorohod
Lindsay A. Skorohod, its Manager and
Authorized Signatory

STATE OF WASHINGTON

ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that LINDSAY SKOROHOD is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the authorized signatory of THETIS, LLC, a Washington limited liability company, which is the managing member of STABBERT YACHT & SHIP HOLDING LLC, a Washington limited liability company, which is the sole member of GUEMES CHANNEL HOLDINGS, 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 10 day of FEBRUARY, 2023

(Signature of Notary)

CHRISTOPHER UTI

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,
residing at DUVALL

My appointment expires 05/26/2026

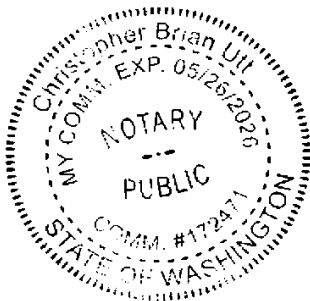


EXHIBIT A

LEGAL DESCRIPTION

Lots 4 to 9, inclusive, Block 501, and Lots 1 to 5, inclusive, Block 601, "Northern Pacific Addition to Anacortes," as per Plat recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington.

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