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Skagit County Auditor

Filed for Record at Request of:  
G&D Wallace, Inc.  
PO Box 569  
Burlington, WA 98233

MEMORANDUM OF FARM LEASE AGREEMENT

Grantor/Landlord: **Holtcamp Properties LLC**, A Washington Limited Liability Company

Grantee/Tenant: **G & D Wallace, Inc.**, a Washington Corporation

Legal Description: **SE ¼ Sec 22; NE ¼ Sec 27; SW ¼ Sec 23, all in T35N R4 EWM, Skagit County, WA**

Assessor's Tax Parcel ID#: **P37133; P37135; P37309; P37329; P37330; P37332; P37333; P37825; P76504; P76505; P76506; P76507; P76527; and P76529.**

This Memorandum of Farm Lease Agreement is effective this 1<sup>st</sup> day of April, 2023, between Holtcamp Properties LLC, ("Landlord") and G & D Wallace, Inc. ("Tenant").

1. Purpose: The parties execute this Memorandum of Farm Lease Agreement for recording purposes only.

2. Incorporation by Reference: The parties incorporate herein by reference that certain Lease Agreement of even date herewith.

3. Term of Lease: The term of said lease is for 6 calendar years commencing April 1, 2023 and expiring March 31, 2029. The lease contains an option for the Landlord to terminate the lease prior to its expiration under certain circumstances.

4. Description: See Exhibit "A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease Agreement the day and year first above written.

**Landlord**  
Holtcamp Properties LLC

Josef Holtcamp  
By: Josef Holtcamp  
Its: Managing Member

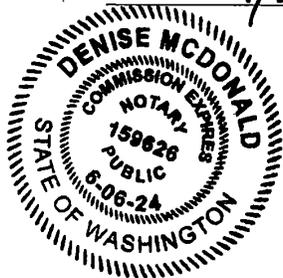
**Tenant**  
G&D Wallace, Inc.

Jack R. Wallace  
By: Jack R. Wallace  
Its: Secretary

STATE OF WASHINGTON)  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Josef Holtcamp is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Holtcamp Properties LLC, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

DATED: 4/26, 2023.



Denise McDonald  
Notary Public  
Denise McDonald  
(Print or Type Name of Notary)  
My Appointment Expires: 6-6-2024

STATE OF WASHINGTON)  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Jack WALLACE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of G & D WALLACE, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 30, 2023.



*Denise McDonald*

Notary Public

*Denise McDonald*

(Print or Type Name of Notary)

My Appointment Expires: 6-6-2024

EXHIBIT A  
LEGAL DESCRIPTION

Farm Lease:

Landlord: HOLTCAMP PROPERTIES, LLC  
Tenant: G & D Wallace, Inc.

**P37133 (76.16 acres) Tax Acct # 350422-4-003-0008 Q04 Sec22 T35 R04**  
OPEN SPACE #369 #751421 1973 DT 14 W1/2 OF SE1/4 LESS ROADS (P37131  
COMBINED TO THIS ACCOUNT)

Full Legal: Parcels K and L: The west half of the southeast quarter of Section 22,  
Township 35 North, Range 4 East of W.M.; EXCEPT road rights of way.  
Situate in the County of Skagit, State of Washington.

**P37135 (25 acres) Tax Acct # 350422-4-005-0006 Q04 Sec22 T35 R04**  
OPEN SPACE #366 #751423 1973 DT 14 - TRF#820290 S 25 AC OF SE1/4 OF SE1/4

Full Legal: Parcel J: The south 25 acres of the southeast quarter of the southeast quarter  
of Section 22, Township 35 North, Range 4 East of W.M.  
Situate in the County of Skagit, State of Washington.

**P37309 (3.96 acres) Tax Acct# 350423-3-003-0009 Q03 Sec23 T35 R04**  
W3/4 OF W1/2 OF NE1/4 SW1/4 LESS RD & TA X 42 & PLATTED & TAX 43 & LESS  
RT# 3-003-01 TO CO RD O/S#17 #840436 1977 EXCEPT COUNTY ROAD RIGHT OF  
WAY

Full Legal: The West half of the East half of the West half of the Northeast quarter of  
the Southwest quarter in Section 23, Township 35 North, Range 4 East of  
W.M.  
EXCEPT the East 82.5 feet of the North 533.22 feet thereof; and  
EXCEPT road along the North line thereof.  
Situate in the County of Skagit, State of Washington.

**P37329 (0.31 acres) Tax Acct # 350423-3-011-0009 Q03 Sec23 T35 R04**  
SW1/4 SW1/4 OPEN SPACE #367 #851421 1973-TRF#820291

**P37330 (40.59 acres) Tax Acct# 350423-3-012-0008**  
Q03 Sec23 T35 R04

OPEN SPACE #367 #751421 1973-TRF#820291 SW1/4 OF SW1/4

Full Legal: Parcels E and F: The Southwest quarter of the Southwest quarter of Section  
23, Township 35 North Range 4 East of W.M.  
Situate in the County of Skagit, State of Washington.

**P37332 (16.54 acres) Tax Acct #350423-3-014-0006 Q03 Sec23 T35 R04**  
OPEN SPACE #368 #751421 1975-TRF#820291 W1/2 SE1/4 SW1/4 (OUTSIDE CITY LIMITS)

**P37333 (3.75 acres) Tax Acct # 350423-3-015-0005 Q03 Sec23 T35 R04**  
OPEN SPACE #368 #751421 1973-#TRF820291 W1/2 SE1/4 SW1/4 (INSIDE CITY LIMITS)

Full Legal: Parcel G & H: The West half of the Southeast quarter of the Southwest quarter in Section 23, Township 35 North, Range 4 East of W.M. Situate in the County of Skagit, State of Washington

**P37825 (31.77 acres) Tax Acct# 350427-1-007-0005 Q01 Sec27 T35 R04**  
NW1/4 NE1/4 LESS RD & S 190FT & S 180FT OF N 286FT OF W 200FT OF NW1/4 NE/14 LESS RD OPEN SPACE #15 #829596 1977

Full Legal: That portion of the Northwest quarter of the Northeast quarter of Section 27, Township 35 North, Range 4 East of W.M., lying East of the Collins Road;  
EXCEPT the South 190 feet thereof; and also  
EXCEPT the following described portion thereof:  
Commencing at the North line of said premises and the East edge of the Collins Road; thence South along the East edge of Collins Road a distance of 106 feet to the true point of beginning; thence East 200 feet, thence South 180 feet; thence West 200 feet to the said East edge of Collins Road; thence North along the said East edge of Collins Road 180 feet to the point of beginning.  
Situate in the County of Skagit, State of Washington.

**P76504 (4.49 acres) Tax Acct# 4163-000-004-0001 Q Sec26 T35 R04**

**P76505 (0.48 acres) Tax Acct# 4163-000-004-0100**  
JAMESON'S AC LOT 4 OPEN SPACE #18 #830437 1977 (ALSO KNOWN AS "MAP OF ACREAGE PROPERTY")

**P76506 (0.78 acres) Tax Acct#4163-000-005-0000 Q Sec26 T35 R04**

**P76507 (4.12 acres) Tax Acct#4163-000-005-0109**  
JAMESON'S AC LOT 5 OPEN SPACE #18 #830437 1977 (ALSO KNOWN AS "MAP OF ACREAGE PROPERTY")

**P76527 (2.8 acres) Tax Acct#4163-000-011-0101 Q Sec26 T35 R04**  
JAMESON'S AC LESS E 2/5 LOT 11 OPEN SPACE #18 #830437 1977 (ALSO KNOWN AS "MAP OF ACREAGE PROPERTY")

**P76529 (0.25 acres) Tax Acct# 4163-000-012-0001 Q Sec26 T35 R04**  
JAMESON'S AC LOT 12 N OF CO RD OPEN SPACE #18 #830437 1977 (ALSO  
KNOWN AS "MAP OF ACREAGE PROPERTY")

Full Legal: Lots 4 and 5 and the West three-fifths of Lot 11 and Lot 12 North of the  
county road, all in what is known as Jameson acreage property, as per Plat recorded in  
Volume 3 of Plats, Page 20, records of Skagit County, Washington.  
Situate in the County of Skagit, State of Washington.

END OF LEGAL DESCRIPTION