



202409040060

09/04/2024 02:44 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

Return Address
Northwest Business Development Assoc.
9019 E. Appleway Blvd., Suite 200
Spokane Valley, WA 99212

213098-LT

MEMORANDUM OF LEASE

Reference #: _____ Additional on page _____
Grantor: BIRCH GARDENS, LLC, a Washington limited liability
company
Additional on page _____
Grantee: GEAR GUY, LLC, a Washington limited liability company

Abbreviated Legal Description:

Lots 1-4, Lots 8 & 9, Blk 6, Hensler's 1st Add. to
Anacortes

For a full legal description please see Exhibit "C"
attached hereto and made a part herein by reference.

Assessor's Tax Parcel Numbers: 3794-006-002-0009/P57340,
3794-006-004-0007/P57341 & 3794-006-009-0002/P57343

THIS INDENTURE made and entered into this 29th day of
August, 2024 by and between BIRCH GARDENS, LLC, a
Washington limited liability company, hereinafter called the
lessor (whether one or more) and GEAR GUY, LLC, a Washington
limited liability company, hereinafter "LLC"

WITNESSETH

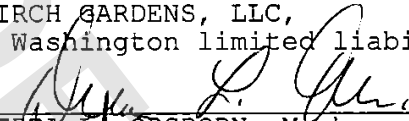
That for the term and upon the terms and conditions set
forth in the Lease Agreement dated July 31, 2024 and
commencing August 1, 2024, from the lessor to LLC the lessor
has leased, demised and let, and does hereby lease, demise and
let unto LLC the following described real property, situated
in the County of Skagit, State of Washington, more
particularly described as follows;

FOR A COMPLETE LEGAL DESCRIPTION SEE LEGAL
DESCRIPTION ATTACHED AS EXHIBIT 'C'.


The lease shall be for a term of 305 months commencing August
1, 2024, and terminating December 31, 2049.

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

BIRCH GARDENS, LLC,
a Washington limited liability company

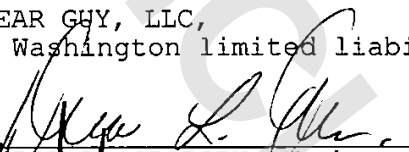


DEBRA L. ORSBORN, Member




WILLIAM J. ORSBORN, Member

GEAR GUY, LLC,
a Washington limited liability company



DEBRA L. ORSBORN, Member

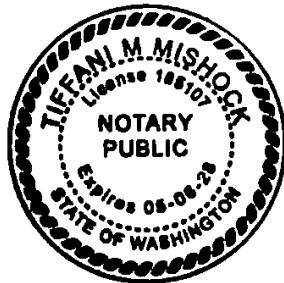



WILLIAM J. ORSBORN, Member

STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that DEBRA L. ORSBORN and WILLIAM J. ORSBORN signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it each as a Member of BIRCH GARDENS, LLC, a Washington limited liability company, to be the free and voluntary act of such company, for the uses and purposes mentioned in the instrument.

DATED: August 29, 2024





Notary Public in and for the
State of Washington, residing
at Burlington.
My appointment expires
05/08/2028.

Exhibit "C"

Legal Description:

Parcel A:

Lots 3 and 4, Block 6, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel B:

Lots 1 and 2, Block 6, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel C:

Lots 8 and 9, Block 6, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.