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03/04/2025 09:36 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

MEMORANDUM OF AGRICULTURAL LEASE

THIS MEMORANDUM OF LEASE dated January 28th 2025 by and between WESTCOAST LAND INVESTMENTS (hereinafter referred to as "lessor") and KNUTZEN FARMS, LP, a Washington Limited Partnership, (hereinafter referred to as "lessee").

IT IS THEREFORE AGREED as follows:

1. **DESCRIPTION OF PREMISES:** Upon the terms and conditions herein specified, lessor leases to lessee and lessee leases from lessor, to be used for agricultural and related purposes, the following described property, located in Skagit County, Washington, herein referred to as the farm, particularly described on Exhibit A attached hereto. P 37892, P37801, P38366, P38367
Q02 S34, T35, R04 / Q03 S27-T35 R04
2. **TERM:** The term of this lease shall be for a period of three (3) years. Commencing on the first day of January 2025 and terminating the 31st day of December, 2027.
3. **PURPOSE:** This Memorandum of Lease is prepared for the purpose of recordation and it is no way modifies the Lease

Landlord:

Tenant:

WESTCOAST LAND INVESTMENTS

KNUTZEN FARMS LP

By: 

By: 

KRISTI GUNDERSEN, V. President of
Triple K Holdings Corp,
General Partner

EXHIBIT A**LEGAL DESCRIPTION**

P.37801 Legal Description Definitions 350427-0-006-0005 VVQ03 S27 T35 R04
(3.2300 ac) TAX 50 PTN SW1/4 SW1/4 BEG ON S LI SD SUB WH IS 3RDS E OF SW C
TH E ON SD S L I30RDS TH N PLW W LI SD SUB TO S LI CO R DTPOB TH SWLY
ALG SD RD 299.50FT E OF W LI SD SUB TH S 530FT TH NELY TAP S OF POB TH N
530FT TPB

P 37892 Legal Description Definitions V350427-3-023-0001 VV Q03 S27-T35 R04
(4.77 ac) OPEN SPACE #175 #792399 1975 W 33 RDS OF SW1/4 OF SW1/4 LESS R/W
& TAX 47 & 50 BAT INTER OF SLY LI OF CO RD EXTEND ALG SLY LI OF GREAT
NORTHERN R/W CO AAP ON A LI 49.5 FT E OF & PLT W LI OF SD SEC; TH S ALG
SD PLL LI 363 FT TO TTPOB; TH S ALG SD PLL LI 60 FT; TH E, 191 FT; TH N TO SLY
LI OF SD CO RD; TH W 83 FT ALG SLY LI OF SD CO RD M/L TO NELY COR OF TR
OF LAND SOLD UNDER AF#666159; TH S ALG TR UNDER AF#666159, 435 FT TO SE
COR THOF; TH W ALG S LI THOF, 120 FT TTPOB

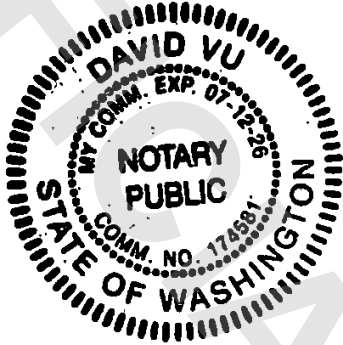
P 38367 Legal Description Definitions V350434-2-007-0004 VV Q02 S34 T35 R04
(18.2900 ac) O/S#175 #792399 1975: W1/2 NW1/4 NW1/4 LESS 1 SQ AC IN NE COR
EXC PTN RT#0-010 CONV EX802363

P 38366 Legal Description Definitions V 350434-2-006-0005 VV Q02 S34 T35 R04
(20.7300 ac) O/S#175 #792399 1975: E1/2 NW1/4 NW1/4 & 1AC SQ IN NE 7C OF W
1/2 NW1/4 EXC PTN RT#0-010 CONV EX802363

STATE OF WASHINGTON)
)
) ss
 COUNTY OF ~~SKAGIT~~ KING)

On this day personally appeared before me, Cecile Cheung
 to me known to be the individual described in and who executed the within and
 foregoing instrument, and acknowledged that they signed the same as their free and
 voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12TH day of FEBRUARY, 2025



(Signature)
 (Notary's printed name)

DAVID VU

NOTARY PUBLIC in and for the
 State of Washington

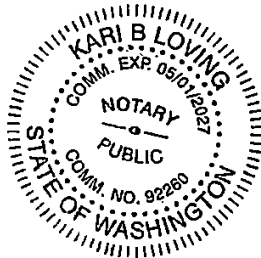
Residing at: SEATTLE WA

My Commission expires: 07/12/2026

STATE OF WASHINGTON)
)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me KRISTI GUNDERSEN, V. President of
 TRIPLE K HOLDINGS CORPORATION, to me known to be the General Partner of
 KNUTZEN FARMS, LP, a Washington Limited Partnership, and acknowledged the said
 instrument to be the free and voluntary act and deed of said General Partner for the uses
 and purposes therein mentioned, and on oath stated that KRISTI GUNDERSEN was
 authorized to execute said instrument on behalf of said Limited Partnership.

GIVEN under my hand and official seal this 12 day of FEBRUARY, 2025



KARI B. LOVING
 (Notary's printed name)

Kari B. Loving
 NOTARY PUBLIC in and for the
 State of Washington

Residing at: BURLINGTON

My Commission expires: 5/01/2027