

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 04/08/2025

MEMORANDUM OF LEASE

Reference #: _____ Additional on page _____
Grantor: LAUT BALL PROPERTIES LLC, a Washington limited
liability company

Additional on page _____
Grantee: LAUTS INC., a Washington corporation, and
T & T RECOVERY, INC., a Washington corporation

Abbreviated Legal Description:

Section 9, Township 34 North, Range 3 East - Ptn. NW (aka
Lot 2, SP 14-83 & Lots 1, 3, 4 & 5, BINDING SITE PLAN NO.
PL07-0187)

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

Assessor's Tax Parcel Account Numbers: P21275/340309-2-003-
0100, P130699/8087-000-000-0001, P130701/8087-000-000-0003,
P130702/8087-000-000-0004, P130703/8087-000-000-0005

THIS INDENTURE made and entered into this 28th day of
March, 2025, by and between LAUT BALL PROPERTIES LLC,
a Washington limited liability company, hereinafter called the
lessor (whether one or more) and LAUTS INC., a Washington
corporation, and T & T RECOVERY, INC., a Washington
corporation, hereinafter called the "Lessee" (whether one or
more).

WITNESSETH

That for the term and upon the terms and conditions set
forth in the Lease Agreement dated February 25, 2025, from the
lessor to Lessee the lessor has leased, demised and let, and
does hereby lease, demise and let unto Lessee 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
February 25, 2025 and terminating July 24, 2050.

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.

LAUT BALL PROPERTIES LLC,
a Washington limited liability company




TROY A. LAUTENBACH, Manager/Member

TORREY L. LAUTENBACH, Manager/Member

LAUTS INC.,
a Washington corporation



TROY A. LAUTENBACH, President

TORREY L. LAUTENBACH, Vice President

T & T RECOVERY, INC.,
a Washington corporation



TROY A. LAUTENBACH, President

STATE OF WASHINGTON)
) ss.
 County of Skagit)

I certify that I know or have satisfactory evidence that TROY A. LAUTENBACH and TORREY L. LAUTENBACH, signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it each as a Manager/Member of LAUT BALL PROPERTIES LLC, a Washington limited liability company, to be the free and voluntary act of such limited liability company, for the uses and purposes mentioned in the instrument.

DATED: March 28, 2025

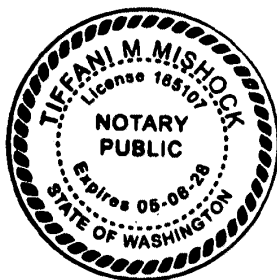


Tiffani M. Mishock
 NOTARY PUBLIC in and for the State
 of Washington, residing at
Burlington. My Appointment
 expires 05/06/2028.

STATE OF WASHINGTON)
) ss.
 County of Skagit)

I certify that I know or have satisfactory evidence that TROY A. LAUTENBACH and TORREY L. LAUTENBACH, signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as President and Vice President, respectively, of LAUTS INC., a Washington corporation, to be the free and voluntary act of such corporation, for the uses and purposes mentioned in the instrument.

DATED: March 28, 2025

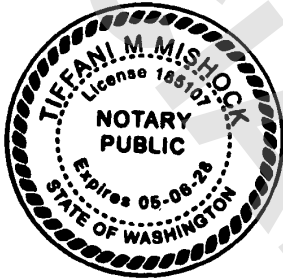


Tiffani M. Mishock
 NOTARY PUBLIC in and for the
 State of Washington, residing
 at Burlington
 My Appointment expires: 05/06/2028

STATE OF WASHINGTON)
County of Skagit) ss.

I certify that I know or have satisfactory evidence that TROY A. LAUTENBACH, signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as President of T & T RECOVERY, INC., a Washington corporation, to be the free and voluntary act of such corporation, for the uses and purposes mentioned in the instrument.

DATED: March 28, 2025



Tiffani M. Mishock
NOTARY PUBLIC in and for the
State of Washington, residing
at Burlington
My Appointment expires: 05/06/2028

Exhibit 'C'

PARCEL A:

LOT 2, SHORT PLAT NO. 14-83, REVISED, APPROVED AUGUST 12, 1986, RECORDED AUGUST 13, 1986, IN BOOK 7 OF SHORT PLATS, PAGES 108 AND 109, UNDER AUDITOR'S FILE NO. 8608130026, AND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.,

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

LOT 1, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", APPROVED AUGUST 10, 2011, RECORDED AUGUST 10, 2011 UNDER AUDITOR'S FILE NO. 201108100067, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, OVER, UNDER AND ACROSS THE EAST 20 FEET OF LOT 2, REVISED SHORT PLAT NO. 14-83, APPROVED AUGUST 12, 1986, AND RECORDED AUGUST 13, 1986, IN VOLUME 7 OF SHORT PLATS, PAGES 108 AND 109, UNDER AUDITOR'S FILE NO. 8608130026, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING IN A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M. TOGETHER WITH THAT PORTION OF THE EAST 20 FEET OF LOT 3, SAID REVISED SHORT PLAT NO. 14-83, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°05'26" EAST 238.00 FEET (BEARING CALLED NORTH 00°05'32" EAST IN PREVIOUS DESCRIPTIONS) ALONG THE EAST LINE OF SAID LOT 3; THENCE SOUTH 89°46'44" WEST 20.00 FEET (BEARING CALLED SOUTH 89°47'05" WEST IN PREVIOUS DESCRIPTIONS) TO THE TERMINUS OF SAID LINE, EXCEPT THAT PORTION THEREOF LYING WITHIN THE PARCEL DESCRIBED ABOVE.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE WEST 30 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. AS DESCRIBED IN THE "RESERVATION OF EASEMENT" IN STATUTORY WARRANTY DEED FROM NORMAN H. DAHLSTEDT AND PATRICIA LOUISE DAHLSTEDT, HUSBAND AND WIFE, TO PUGET SOUND POWER & LIGHT COMPANY, DATED FEBRUARY 24, 1982, IN VOLUME 467 OF DEEDS, PAGES 566 AND 567, UNDER AUDITOR'S FILE NO. 8202240060, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

LOT 3, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", APPROVED AUGUST 10, 2011, RECORDED AUGUST 10, 2011 UNDER AUDITOR'S FILE NO. 201108100067, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, OVER, UNDER AND ACROSS THE EAST 20 FEET OF LOT 2, REVISED SHORT PLAT NO. 14-83, APPROVED AUGUST 12, 1986, AND RECORDED AUGUST 13, 1986, IN VOLUME 7 OF SHORT PLATS, PAGES 108 AND 109, UNDER AUDITOR'S FILE NO. 8608130026, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING IN A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3

EAST W.M. TOGETHER WITH THAT PORTION OF THE EAST 20 FEET OF LOT 3, SAID REVISED SHORT PLAT NO. 14-83, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°05'26" EAST 238.00 FEET (BEARING CALLED NORTH 00°05'32" EAST IN PREVIOUS DESCRIPTIONS) ALONG THE EAST LINE OF SAID LOT 3; THENCE SOUTH 89°46'44" WEST 20.00 FEET (BEARING CALLED SOUTH 89°47'05" WEST IN PREVIOUS DESCRIPTIONS) TO THE TERMINUS OF SAID LINE, EXCEPT THAT PORTION THEREOF LYING WITHIN THE PARCEL DESCRIBED ABOVE.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE WEST 30 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. AS DESCRIBED IN THE "RESERVATION OF EASEMENT" IN STATUTORY WARRANTY DEED FROM NORMAN H. DAHLSTEDT AND PATRICIA LOUISE DAHLSTEDT, HUSBAND AND WIFE, TO PUGET SOUND POWER & LIGHT COMPANY, DATED FEBRUARY 24, 1982, IN VOLUME 467 OF DEEDS, PAGES 566 AND 567, UNDER AUDITOR'S FILE NO. 8202240060, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D:

LOT 4, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", APPROVED AUGUST 10, 2011, RECORDED AUGUST 10, 2011 UNDER AUDITOR'S FILE NO. 201108100067, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL E:

LOT 5, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", APPROVED AUGUST 10, 2011, RECORDED AUGUST 10, 2011 UNDER AUDITOR'S FILE NO. 201108100067, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.