

After Recording Mail To:  
Norm Nelson, Inc.  
P. O. Box 444  
Burlington, WA 98233



202601080037

01/08/2026 11:04 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

### MEMORANDUM OF LEASE

THIS IS A MEMORANDUM of that certain Lease dated the 31<sup>st</sup> day of December, 2025, by and between JAMES GIBBONS and BARBARA GIBBONS, husband and wife, hereinafter called "Lessor," and NORM NELSON, INC., a Washington corporation, hereinafter called "Lessee" for the following described real property situated in Skagit County, Washington, to wit:

Tax Parcel Nos. P34424 and P34427

Legal Description:

The West ½ of the Northwest ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 3 East, W. M. ;

EXCEPT the North 20 feet conveyed to Skagit County for road purposes by deed recorded April 26, 1948 under Auditor's File No. 414404 (said road also known as Boe Road);

AND EXCEPT the East 16.5 feet as conveyed to Dike District No. 5 by deed recorded March 27, 1946 under Auditor's File No. 390023;

AND EXCEPT one square acre in the Northeast corner thereof as conveyed to Barbara Gibbons by deed recorded under Auditor's File No. 9203030108;

AND EXCEPT the North 236.0 feet of the West 323.0 feet of the West ½ of the Northwest ¼ of the Northeast ¼ of said section;

TOGETHER WITH the West ½ of the Southwest ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 3 East, W. M.

Said Lease is for a period of five (5) years ending March 31, 2031 and includes a First Right of Refusal to purchase any interest in the subject real property offered for sale except by gift, inheritance, or purchase among present owners of an undivided interest. Said Lease also includes a right to renew this Lease and match any competing offer to lease at the end of the term further described in the AGRICULTURAL LEASE between Landlord and Tenant.

Dated this 31<sup>st</sup> day of December, 2025.

LESSOR

[Signature]  
JAMES GIBBONS

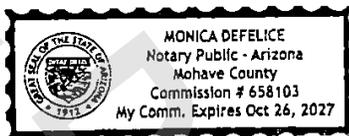
LESSEE

NORM NELSON, INC.

[Signature]  
By: GERALD E. NELSON, President

[Signature]  
BARBARA GIBBONS

ARIZONA )  
STATE OF WASHINGTON )  
MOHAVE ) SS.  
COUNTY OF SKAGHT )



I hereby certify that I know, or have satisfactory evidence, that JAMES GIBBONS and BARBARA GIBBONS are the persons 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.

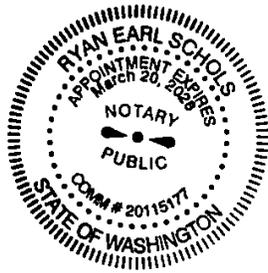
GIVEN UNDER MY HAND AND OFFICIAL SEAL this 31<sup>st</sup> day of December, 2025.

[Signature]  
NOTARY PUBLIC in and for the  
State of ~~Washington~~ ARIZONA  
Residing at 1095 McCulloch Blvd N, LHC, AZ 86403  
My commission expires: 10/26/27

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SKAGIT )

On this 12<sup>th</sup> day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GERALD E. NELSON, to me known to be the President of NORM NELSON, INC., the Washington corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12<sup>th</sup> day of December, 2025.



Ryan Scholz  
NOTARY PUBLIC in and for the  
State of Washington  
Residing at Mount Vernon, WA  
My commission expires: 3-20-2028