

**FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:**

Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 06/11/2026

Referenced Docs: AFN 201302270097

GRANTORS: **GARDNER EAST, LLC,**
a Washington limited liability company;
NATIONAL, LLC,
a Washington limited liability company; and
VISSER, LLC,
a Washington limited liability company

GRANTEE: **STERLING HILL POTATOES, INC.,**
a Washington corporation
SKAGIT VALLEY FARM, LLC, a Washington limited
liability company

Abbreviated Legal: Ptn Section 20, Township 35, Range 4 E.W.M.;
Ptn. Section 29, Section 35, Township 4 E.W.M.;
Ptn Section 21, Township 35, Township 4 E.W.M.;
Ptn Section 21, Township 24 N, Range 4 E.W.M;
Ptn Section 28, Township 35 N, Range 4 E.W.M.

Assessor's Tax Parcel Nos.: P119963, P36940, P36941, P36958, P119956,
P36967, P36969, P36987, P36989, P38056,
P38057, P36984, , P38059, P37011, P37014,
P37024, P37025, P37027, P37974

MEMORANDUM OF MODIFICATION OF LEASE

This is a Modification of that certain Memorandum of Lease, initially recorded February 27, 2013, under Skagit County Auditor's File Number 201302270097, for that certain Lease ("Lease") for real property of Grantor, which Lease is dated on or about January 25, 2013, between **GARDNER EAST, LLC**, a Washington limited liability company; **NATIONAL,**

LLC, a Washington limited liability company; and VISSER, LLC, a Washington limited liability company (collectively, "Lessor") and STERLING HILL POTATOES, INC., a Washington limited liability company a Washington corporation, ("Lessee"), whose interest in the Lease has been assigned to SKAGIT VALLEY FARM, LLC, a Washington limited liability company.

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

2. Incorporation by Reference: The parties incorporate herein by reference the Memorandum of Lease, initially recorded February 27, 2013, under Skagit County Auditor's File Number 201302270097; that certain agreement for farm lease entered into on or about January 25, 2013, including all amendments, extensions and modifications thereof, which lease is for an initial term of fifteen (15) years from April 1, 2013; and that certain Modification and Termination of Lease Agreements, dated on or about the same date as this Memorandum of Modification of Lease.

3. Description of Modification: The exhibits to the Farm Lease and the Memorandum of Lease, specifically including Exhibit A-1 (replicated below for reference), which identifies real property owned by Visser, LLC, including Skagit County Assessor's Parcel Numbers P36940, P36941, P36598, P119956 and P119963, are deleted in their entirety. The Modification and Termination of Lease Agreements, dated on or about the same date as this Memorandum of Modification of Lease, modifies the Farm Lease to immediately terminate the Farm Lease with respect to the real property owned by Visser, LLC.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Modification of Lease effective as of May 31, 2026.

/// *signature page follows:*

LESSEE

STERLING HILL POTATOES, INC., a Washington corporation


By: Norm Nelson, Its: President

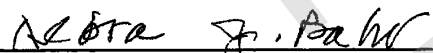
SKAGIT VALLEY FARM, LLC, a Washington limited liability company


By: Tony Wisdon, Its: Manager**LESSOR**

VISSER, LLC, a Washington limited liability company,

*Debra J. Bahr, as personal representative
of Estate of Carol J. Miller*

By: Debra Bahr, in her capacity as the Personal Representative of the Estate of Carol J. Miller; Its: Member


Debra J. Bahr, in her capacity as a beneficiary of the Estate of Carol J. Miller
Matthew L. Miller, in his capacity as a beneficiary of the Estate of Carol J. Miller
Dan A. Arp, in his capacity as a beneficiary of the Estate of Carol J. Miller

LESSEE

STERLING HILL POTATOES, INC., a Washington corporation

By: Norm Nelson, Its: President

SKAGIT VALLEY FARM, LLC, a Washington limited liability company

By: Tony Wisdon, Its: Manager

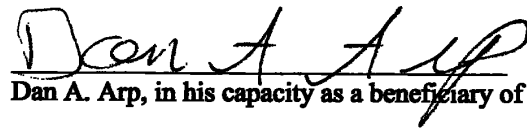
LESSOR

VISSER, LLC, a Washington limited liability company,

By: Debra Bahr, in her capacity as the Personal Representative of the Estate of Carol J. Miller, Its: Member

Debra J. Bahr, in her capacity as a beneficiary of the Estate of Carol J. Miller

Matthew L. Miller, in his capacity as a beneficiary of the Estate of Carol J. Miller



Dan A. Arp, in his capacity as a beneficiary of the Estate of Carol J. Miller

VISSER, LLC, a Washington limited liability company, *(continued)*

Marvin Omdal

By: Marvin Omdal, in his capacity as the Trustee of the Dan H. Miller Bypass Trust uwd
10/18/2002, Its: Member

Marvin Omdal

By: Marvin Omdal, in his capacity as Trustee of the Dan H. Miller Q-Tip Trust uwd
10/18/2002, Its: Member

GARDNER EAST, LLC, a Washington limited liability company

Marvin Omdal

By: Marvin Omdal, in his capacity as the Trustee of the Dan H. Miller Bypass Trust uwd
10/18/2002, Its: Member

NATIONAL, LLC, a Washington limited liability company

Debra J. Bahr, as personal representative
of Estate of Carol J. Miller

By: Debra Bahr, in her capacity as the Personal Representative of the Estate of Carol J.
Miller; Its: Class A Member

Debra J. Bahr

Debra J. Bahr, Its: Class B Member

Matthew L. Miller

Matthew L. Miller, Its: Class B Member

Dan A. Arp
Dan A. Arp, Its: Class B Member

Memorandum of Modification of Lease –
Signature Page

VISSER, LLC, a Washington limited liability company, *(continued)*

By: Marvin Omdal, in his capacity as the Trustee of the Dan H. Miller Bypass Trust uwd
10/18/2002, Its: Member

By: Marvin Omdal, in his capacity as Trustee of the Dan H. Miller Q-Tip Trust uwd
10/18/2002, Its: Member

GARDNER EAST, LLC, a Washington limited liability company

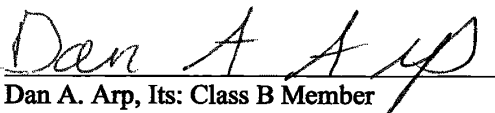
By: Marvin Omdal, in his capacity as the Trustee of the Dan H. Miller Bypass Trust uwd
10/18/2002, Its: Member

NATIONAL, LLC, a Washington limited liability company

By: Debra Bahr, in her capacity as the Personal Representative of the Estate of Carol J.
Miller; Its: Class A Member

Debra J. Bahr, Its: Class B Member

Matthew L. Miller, Its: Class B Member


Dan A. Arp, Its: Class B Member

Memorandum of Modification of Lease –
Signature Page

I certify that I know or have satisfactory evidence that NORM NELSON is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the PRESIDENT of STERLING HILL POTATOES, INC., a Washington corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

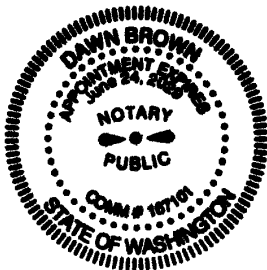


Orange Brown

DAWN BROWN

My appointment expires: 06-24-2029

I certify that I know or have satisfactory evidence that TONY WISDOM is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the MANAGER of SKAGIT VALLEY FARM, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



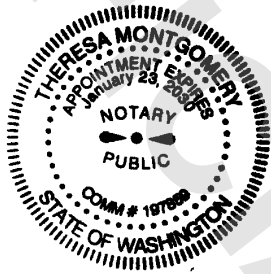
Don Brum

DAWN BROWN

My appointment expires: 06-24-2029

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that DEBRA BAHR is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it in her capacity as the PERSONAL REPRESENTATIVE of the ESTATE OF CAROL J. MILLER in its capacity as MEMBER of VISSER, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 06/04/2026

Theresa Montgomery
 (Signature)

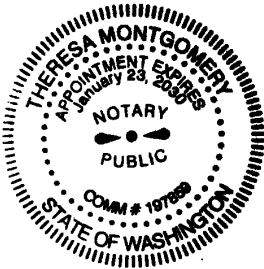
NOTARY PUBLIC

Theresa Montgomery
 Print Name of Notary

My appointment expires: 01/23/2030

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that MARVIN OMDAL is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it in his capacity as the TRUSTEE of the DAN H. MILLER BYPASS TRUST u/w/d 10/18/2002 in its capacity as MEMBER of VISSER, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 06/05/2026

Theresa Montgomery
 (Signature)

NOTARY PUBLIC

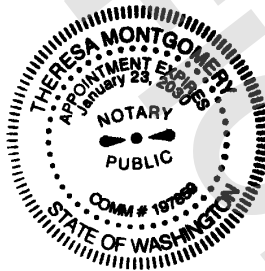
Theresa Montgomery
 Print Name of Notary

My appointment expires: 01/23/2030

Memorandum of Modification of Lease –
 Signature Page

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that MARVIN OMDAL is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it in his capacity as the TRUSTEE of the DAN H. MILLER Q-TIP TRUST u/w/d 10/18/2002 in its capacity as MEMBER of VISSER, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 06/05/2026

Theresa Montgomery
 (Signature)

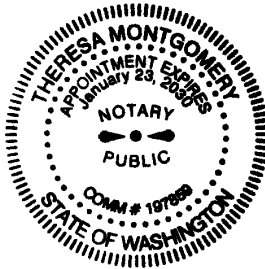
NOTARY PUBLIC

Theresa Montgomery
 Print Name of Notary

My appointment expires: 01/23/2030

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that MARVIN OMDAL is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it in his capacity as the TRUSTEE of the DAN H. MILLER BYPASS TRUST u/w/d 10/18/2002 in its capacity as MEMBER of GARDNER EAST, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 06/05/2026

Theresa Montgomery
 (Signature)

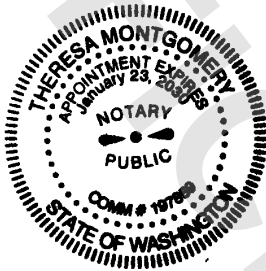
NOTARY PUBLIC

Theresa Montgomery
 Print Name of Notary

My appointment expires: 01/23/2030

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that DEBRA BAHR is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it in her capacity as the PERSONAL REPRESENTATIVE of the ESTATE OF CAROL J. MILLER in its capacity as CLASS A MEMBER of NATIONAL, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 06/04/2026

Theresa Montgomery
 (Signature)

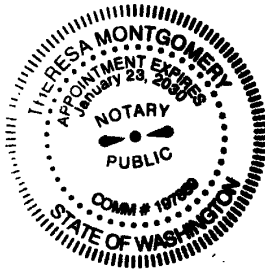
NOTARY PUBLIC

Theresa Montgomery
 Print Name of Notary

My appointment expires: 01/23/2030

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that DEBRA BAHR is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it in her capacity as CLASS B MEMBER of NATIONAL, LLC, a Washington limited liability company, and as a beneficiary of the ESTATE OF CAROL J. MILLER, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 06/04/2026

Theresa Montgomery
 (Signature)

NOTARY PUBLIC

Theresa Montgomery
 Print Name of Notary

My appointment expires: 01/23/2030

Memorandum of Modification of Lease –
 Signature Page

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that MATTHEW L. MILLER is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it in his capacity as CLASS B MEMBER of NATIONAL, LLC, a Washington limited liability company, and as a beneficiary of the ESTATE OF CAROL J. MILLER, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 06/04/2026

Theresa Montgomery
 (Signature)

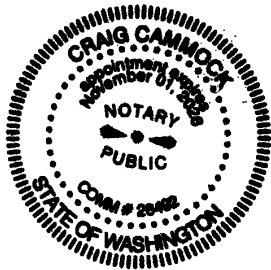
NOTARY PUBLIC

Theresa Montgomery
 Print Name of Notary

My appointment expires: 01/23/2030

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that DAN A. ARP is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it in his capacity as CLASS B MEMBER of NATIONAL, LLC, a Washington limited liability company, and as a beneficiary of the ESTATE OF CAROL J. MILLER, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: June 11 2026

Craig Cammock
 (Signature)

NOTARY PUBLIC

CRAIG CAMMOCK

Print Name of Notary

My appointment expires: 11-1-2026

Memorandum of Modification of Lease –
 Signature Page

VISSER, LLC

**Assessor's Parcel No: P36940 350420-0-001-0000 & P36941 350420-0-002-0009
P36958 350420-1-004-0104 & P119956 350420-1-004-0200
P119963 350420-014-0200**

**Abbreviated Legal: Ptn E ½ NE ¼, 20-35-4 E W.M.;
S ½ NE ¼ 20-35-4 E W.M.;
Ptn Tract 2, Skagit County SP No. 27-81, 20-35-4 E W.M.**

**Legal description more fully described on Exhibit "A-1" attached hereto and
incorporated herein by this reference.**

**SUBJECT TO and TOGETHER With easements, restrictions, reservations, covenants,
leases, court causes and other instruments of record.**

EXHIBIT "A-1"**Parcel "A" (P36940)**

That portion of the East 1/2 of the Northeast 1/4 of Section 20, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence West along the North line thereof, 882.75 feet; thence south 1,083 feet, more or less, to the Northwest corner of a tract conveyed to C.E. Megee by Deed recorded in Volume 186 of Deeds, page 365; thence East 417 feet to the Northeast corner of said tract; thence South 1,567 feet, more or less, to the South line of the Northeast 1/4; thence East to the East section line; thence North to the point of beginning, EXCEPT roads.

Situate in the County of Skagit, State of Washington.

Parcel "B" (P36941)

That portion of the East 1/2 of the Northeast 1/4 of Section 20, Township 35 North, Range 4 East, W.M., described as follows:

Beginning 20 feet North and 53 1/2 rods West of the Southeast corner of the Northeast 1/4; thence North 1,567 feet; thence East 417 feet; thence South 1,567 feet; thence West to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "C" (P119963)

The South 1/2 of the Northeast 1/4 of Section 20, Township 35 North, Range 4 East, W.M., EXCEPT the West 874.5 feet thereof,
AND EXCEPT the East 882.75 feet thereof,
ALSO EXCEPT the West 20 feet of the East 445.5 feet of the Southwest 1/4 of the Northeast 1/4 of said Section for private road,
AND EXCEPT public road and drainage ditch rights of way,
ALSO EXCEPT that portion thereof described as follows:

Beginning at a point on the South line of said subdivision, 882.75 feet West of the East 1/4 corner of said Section 20; thence North 170 feet; thence West 150 feet; thence South 170 feet; thence East 150 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "D" (P36958)

Tract 2 of Skagit County Short Plat No. 27-81, Revised, approved April 30, 1981, and recorded May 15, 1981, in Volume 5 of Short Plats, page 69, under Auditor's File No. 8105150023,

EXCEPT County road along the North line thereof,
said tract being a portion of the Northeast 1/4 of Section 20, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion described as follows:

Beginning at the Northwest corner of Tract 1 of said Short Plat; thence South 89°35'45" East along the North line of said Tract 1, a distance of 345.99 feet to the Northeast corner thereof; thence South 00°28'38" East along the East line of said Tract 1; a distance of 198.87 feet to the Northerly right of way margin of Cook Road; thence South 89°35'45" East along said margin 219.58 feet to a line parallel with and 20.00 feet Westerly of the East line of said Tract 2; thence North 00°28'38" West along said line a distance of 330.00 feet; thence North 89°35'45" West parallel with the North line of said Tract 1, a distance of 565.57 feet to a line parallel with and 20.00 feet Easterly of the Westerly line of said Tract 2; thence South 00°28'38" East along said line a distance of 131.13 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "E" (P119956)

That portion of Skagit County Short Plat No. 27-81, Revised, approved April 30, 1981, and recorded May 15, 1981, in Volume 5 of Short Plats, page 69, under Auditor's File No. 8105150023, said short plat situated in a portion of the Northeast 1/4 of Section 20, Township 35 North, Range 4 East, W.M., Skagit County Washington, described as follows:

Beginning at the Northwest corner of Tract 1 of said Short Plat; thence South 89°35'45" East along the North line of said Tract 1, a distance of 345.99 feet to the Northeast corner thereof; thence South 00°28'38" East along the East line of said Tract 1, a distance of 198.87 feet to the Northerly right of way margin of Cook Road; thence South 89°35'45" East along said margin 219.58 feet to a line parallel with and 20.00 feet Westerly of the East line of said Tract 2; thence North 00°28'38" West along said line a distance of 330.00 feet; thence North 89°35'45" West parallel with the North line of said Tract 1, a distance of 565.57 feet to a line parallel with and 20.00 feet Easterly of the Westerly line of said Tract 2; thence South 00°28'38" East along said line a distance of 131.13 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.