

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



201206260074  
Skagit County Auditor

6/26/2012 Page 1 of 5 4:00PM

**LAND TITLE OF SKAGIT COUNTY**

142761.0

MEMORANDUM OF LEASE

Reference #: \_\_\_\_\_ Additional on page \_\_\_\_\_  
Grantor: D & D LANDHOLDING CO. LLC, a Washington limited  
liability company  
Additional on page \_\_\_\_\_  
Grantee: BAYSIDE FITNESS LLC, a Washington limited liability  
company  
Additional on page \_\_\_\_\_

Abbreviated Legal Description:

Parcels A & B, BLA Survey #201005120047; Ptn NW SW &  
Ptn SW NW, 4-34-2 E.W.M.

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

Assessor's Tax Parcel ID Nos.: 340204-2-001-0009 and  
340204-0-046-0000

THIS INDENTURE made and entered into this 21st day of June,  
2012 by and between D & D LANDHOLDING CO. LLC, a Washington  
limited liability company, hereinafter called the lessor  
(whether one or more) and BAYSIDE FITNESS LLC, a Washington  
limited liability company, 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 commencing June 1, 2012, 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 DESCRIBED ABOVE.



STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that DONALD R. LEE, signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Manager/Member of BAYSIDE FITNESS 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: June 21<sup>st</sup>, 2012



*David Gumaer*

NOTARY PUBLIC in and for the State  
of Washington, residing at Spokane.  
My appointment expires: 9-21-13.



Exhibit C

PARCEL "A":

Parcel A of that certain Boundary Line Adjustment Survey approved April 23, 2010, recorded May 12, 2010, under Auditor's File No. 201005120047, records of Skagit County, Washington and being more fully described as follows:

That portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and that portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the South line of the Anacortes-Mount Vernon Highway right-of-way at a point 1,023.24 feet East of its intersection with the Section line between Sections 4 and 5, Township 34 North, Range 2 East, W.M.;

thence South 40 rods, more or less, to a point 26 rods South of the  $\frac{1}{2}$  Section line;

thence East 8 rods;

thence North 40 rods, more or less, to the South line of said Highway;

thence West along the South line of said Highway to the place of beginning.

EXCEPT the South 200 feet thereof;

AND EXCEPT that portion conveyed to the State of Washington by Deed dated January 12, 1961, for Primary State Highway No. 1 Jet SSH No. 1-D to Swinomish Slough, and recorded February 6, 1961, under Auditor's File No. 603837;

AND that portion of said Section, described as follows:

Beginning at a point on the South line of the Anacortes-Mount Vernon Highway at a point 1,012.24 feet East of its intersection with the Section line between Sections 4 and 5 of Township 34 North, Range 2 East, W.M.;

thence East along the South line of said Highway 11 feet;

thence South 431 feet;

thence West 11 feet;

thence North 431 feet to the point of beginning.

EXCEPT that portion annexed to the State of Washington by Deed dated January 12, 1961, for Primary State Highway No. 1 JET. SSH No. 1-D to Swinomish Slough, and recorded February 6, 1961, under Auditor's File No. 603837.

TOGETHER WITH the West 67.40 feet of the following described property:

Beginning at a point on the South line of the Anacortes-Mount Vernon Highway, 80 rods East of the Section line between Sections 4 and 5, said Township and Range;

thence West 10 rods along the South line of said Anacortes-Mount Vernon Highway;

thence South 8 rods;

thence East parallel to the South line of said Highway 10 rods to the East line of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;

thence North 8 rods along the East line of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  to the point of beginning;



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Exhibit C continued

PARCEL "A" continued:

EXCEPT any portion thereof lying within the boundaries of a tract conveyed to George Sullivan and Dora Sullivan, husband and wife, by deed dated April 29, 1946, recorded May 18, 1946, in Volume 209 of Deeds, page 449, under Auditor's File No. 391956, records of Skagit County, Washington,

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

Parcel B of that certain Boundary Line Adjustment Survey approved April 23, 2010, recorded May 12, 2010, under Auditor's File No. 201005120047, records of Skagit County, Washington and being more fully described as follows:

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the South line of the Anacortes-Mount Vernon Highway, 80 rods East of the Section line between Sections 4 and 5, said Township and Range;  
thence West 10 rods along the South line of said Anacortes-Mount Vernon Highway;  
thence South 8 rods;  
thence East parallel to the South line of said Highway 10 rods to the East line of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  ;  
thence North 8 rods along the East line of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  to the point of beginning;

EXCEPT any portion thereof lying within the boundaries of a tract conveyed to George Sullivan and Dora Sullivan, husband and wife, by deed dated April 29, 1946, recorded May 18, 1946, in Volume 209 of Deeds, page 449, under Auditor's File No. 391956, records of Skagit County, Washington,

AND EXCEPT the West 67.40 feet thereof.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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