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Skagit County Auditor \$74.00  
12/31/2013 Page 1 of 3 11:35AM

When recorded return to:

MICHAEL A. WINSLOW  
Attorney at Law  
1204 Cleveland Avenue  
Mount Vernon, Washington 98273

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**MEMORANDUM OF LEASE AND OPTION TO PURCHASE**

Grantor: Steven Kamb, as his separate property.

Grantee: Western Valley Farms Properties, LLC

Legal Description:

Lot 2 of Skagit County Short Plat #PL12-0048, being a portion of Government Lot 1, Section 31, Township 34 North, Range 4 E. W.M.

Situate in the County of Skagit, State of Washington.

Assessor's Tax Parcel ID#: P131229

**MEMORANDUM OF LEASE**  
Farm Ground Lease

This MEMORANDUM OF LEASE (this "Memorandum") is made as of December 27, 2013, by and between Steven Kamb, as his separate property ("Landlord"), and SJB Farms, LLC, a Washington limited liability company ("Tenant"), as a memorandum of an unrecorded Lease (the "Lease") dated September 3, 2013, between Landlord and Tenant concerning the real property described as Lot 2 of Skagit County Short Plat #PL12-0048, together with any improvements located thereon (collectively, the "Premises"). By virtue of Assignment dated December 20, 2013, the interest of the Tenant was transferred to Western Valley Farms Properties, LLC. Pursuant to the terms of the Lease, the consent of the Landlord was not required for such assignment. Reference to the Tenant herein below, therefore, is to Western Valley Farms Properties, LLC.

1. **Lease.** Landlord leases to Tenant and Tenant leases from Landlord all of Landlord's right, title and interest in the Premises upon the terms, covenants and conditions set forth in the Lease, which provisions are hereby incorporated into this Memorandum by reference as if fully set forth herein. Capitalized terms not herein defined shall have the meanings ascribed to them in the Lease.

2. **Term.** The term of the Lease commenced on March 20, 2011, and shall continue until March 31, 2015.

3. **Options to Purchase.** The Lease Agreement contains an Option to Purchase which gives the Tenant or its assigns the right to acquire the property from the Landlord for a specified dollar amount. The Option to Purchase is valid through March 31, 2015.

4. **Interpretation.** This Memorandum is not a complete summary of the Lease. Provisions in this Memorandum shall not be used in interpreting the Lease provisions. In the event of conflict between the Memorandum and the unrecorded Lease, the unrecorded Lease shall control.

5. **Purpose of Memorandum.** This Memorandum is prepared for the purpose of providing for record notice of the following:

- A. The existence of the Lease and Option to Purchase between the parties;
- B. The Tenant's interest in the Premises thereunder; and
- C. The perpetual and temporary easement appurtenant to the Premises, licenses, rights of way and terms, covenants, conditions and provisions thereof as described in the Lease, and in no way modifies the express and particular provisions of the Lease.

**LANDLORD:**



Steven Kamb

**TENANT: Western Valley Farms  
Properties, LLC**



By: Steven E. Boon, Member



By: Jeffrey S. Boon, Member

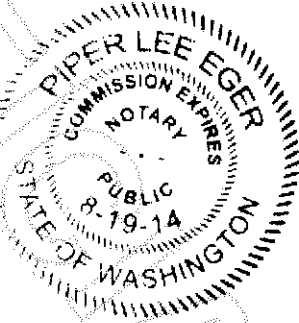


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State of Washington )  
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County of Skagit )

I certify that I know or have satisfactory evidence that Steven Kamb is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes in the instrument.

Dated: December 27, 2013



Piper Lee Eger  
Piper Lee Eger, Notary Public  
My appointment expires 8/19/14

State of Washington )  
 )ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Steven E. Boon is the person who appeared before me; that he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as a Member of Western Valley Farms Properties, LLC, to be the free and voluntary act of him for the uses and purposes contained in the instrument.

DATED: December 20



Michael A. Winslow  
Michael A. Winslow, Notary Public  
My commission expires 1-06-16

State of Washington )  
 )ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Jeffrey S. Boon is the person who appeared before me; that he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as a Member of Western Valley Farms Properties, LLC, to be the free and voluntary act of him for the uses and purposes contained in the instrument.

DATED: December 20, 2013



Michael A. Winslow  
Michael A. Winslow, Notary Public  
My commission expires 1-06-16

