



201509250043

Skagit County Auditor \$77.00
9/25/2015 Page 1 of 6 11:25AM

After Recording Return to:
FURLONG & BUTLER
ATTORNEYS
825 Cleveland Avenue
Mount Vernon, WA 98273

MEMORANDUM OF LEASE ASSIGNMENT

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

<p>Document Title: Memorandum of Lease Assignment</p> <p>Reference number of documents assigned or released: 201509080093</p> <p>Landlord: Cultus Mountain Medical Investments LLC</p> <p>Assignor/Tenant: Physician's Care Family Medicine, Inc., P.S.</p> <p>Assignee/Tenant: Skagit County PHD No. 1</p> <p>Partial Legal Description: Portion of the W 1/2 of the SE 1/4 of the NE 1/4 of S 27, T35N, R4E, W.M.</p> <p>Assessor's Parcel/Tax I.D. Number: 4923-000-001-0000/P129809</p>	<p>Land Title and Escrow 153121-</p>
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This Memorandum of Lease Assignment is made this 24th day of September, 2015 between CULTUS MOUNTAIN MEDICAL INVESTMENTS LLC, a Washington limited liability company ("**Landlord**") and PHYSICIAN'S CARE FAMILY MEDICINE, INC., P.S., a Washington professional services corporation ("**Assignor/Tenant**") and Skagit County Public Hospital District No. 1, a Washington public hospital district, D/B/A Skagit Regional Health ("**Assignee/Tenant**").

1. **Lease Assigned and Term.** Pursuant to a Lease Agreement dated June 15, 2007, memorandum of which was recorded under Skagit County Auditor's File No. 200804030158; which Lease Agreement was amended and restated by an instrument dated August 17, 2015 and made effective January 1, 2014, a memorandum of which is recorded under Skagit County Auditor's File No. 201509080093 (collectively the "**Lease**"), Landlord has leased to **Assignor/Tenant** the real property located in Skagit County, described in Appendix "A" hereto, for a period of fifteen (15) years beginning January 1, 2014 and terminating on December 31, 2028 at 11:59 p.m., unless sooner terminated pursuant to any provision of the **Lease**. The **Lease** also includes one (1) option to extend the term of the lease for five (5) years. The parties hereby incorporate all other terms and conditions of the Lease.

2. **Legal Description/Premises.** See attached Appendix "A."

3. **Assignment.** By the Assignment and Amendment of Lease and Consent Thereto dated the 24th day of September, 2015 (the "**Instrument**"), the **Assignor/Tenant's** interest in the **Lease** was assigned to **Assignee/Tenant** effective the 24 day of September, 2015 (the "**Assignment**").

4. **Amendment.** Pursuant to the **Instrument**, the **Lease** was amended, effective the 24 day of September, 2015 and as between **Assignee/Tenant** and **Landlord**, to allow for early termination of the **Lease** by **Assignee/Tenant** should its permission to operate healthcare services in Skagit County Public Hospital District No. 304 ("**PHD 304**") be terminated pursuant to the Restated Interlocal Agreement dated June 26, 2015 between **Assignee/Tenant** and **PHD 304** (the "**Amendment**").

5. **Consent.** By the **Instrument**, the Landlord consented to both the **Assignment** and the **Amendment**.

6. **Purpose of Memorandum of Lease.** This Memorandum of Lease has been prepared for the purpose of recordation and notice, and it in no way modifies the provisions of the **Lease**.

[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY.
SIGNATURES FOLLOW.]

ASSIGNOR/TENANT

PHYSICIAN'S CARE FAMILY MEDICINE, INC., P.S.

By: Edwin Stickle
Herbert Edwin Stickle, MD

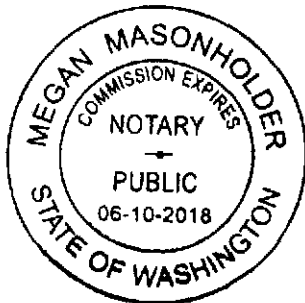
Its: President

Date: 9/24/15

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 24th day of September 2015 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared HERBERT EDWIN STICKLE to me known to be the President of PHYSICIAN'S CARE FAMILY MEDICINE, INC., P.S., a Washington professional services corporation, the professional services 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.

Witness my hand and official seal hereto affixed the say and year first above written.



Megan Masonholder
Notary Public in and for the state of
Washington, residing at Mount Vernon, WA
My commission expires: 6/10/2018
Printed Name: Megan Masonholder

MEMORANDUM OF LEASE ASSIGNMENT
CULTUS MOUNTAIN MEDICAL INVESTMENTS LLC, LANDLORD
PHYSICIAN'S CARE FAMILY MEDICINE, INC., P.S., ASSIGNOR/TENANT
SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1, ASSIGNEE/TENANT

LANDLORD

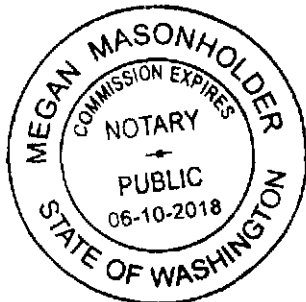
CULTUS MOUNTAIN MEDICAL INVESTMENTS LLC

By: Edwin Stickle
Herbert Edwin Stickle, Member

Date: 9/24/15

On this 24th day of September 2015 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared HERBERT EDWIN STICKLE to me known to be a member of CULTUS MOUNTAIN MEDICAL INVESTMENTS LLC, a Washington limited liability company, the limited liability company 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.

Witness my hand and official seal hereto affixed the say and year first above written.



Megan Masonholder
Notary Public in and for the state of
Washington, residing at Mount Vernon, WA
My commission expires: 6/10/2018
Printed Name: Megan Masonholder

**MEMORANDUM OF LEASE ASSIGNMENT
CULTUS MOUNTAIN MEDICAL INVESTMENTS LLC, LANDLORD
PHYSICIAN'S CARE FAMILY MEDICINE, INC., P.S., ASSIGNOR/TENANT
SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1, ASSIGNEE/TENANT**

APPENDIX A

LEGAL DESCRIPTION OF PROPERTY

Unit 1, "THE PAVILION CONDOMINIUM," according to the declaration thereof, recorded April 4, 2007, under Auditor's File No. 200704040079, records of Skagit County, Washington, and the Survey Map and Plans recorded April 4, 2007, under Auditor's File No. 200704040078, records of Skagit County, Washington; and being a portion of the West ½ of the Southeast ¼ of the Northeast ¼ of Section 27, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.