



201608050035

Skagit County Auditor

\$74.00

8/5/2016 Page

1 of

2 10:33AM

When recorded return to:

J.E. Ranalli
P. O. Box 331
Clear Lake, WA 98235

Grantor: Hunter D. Chadwick
Grantee: J.E. Ranalli

Notice of Agreement

1. PARTIES AND DATE. On September 24th, 2015, the parties, Grantor, Chadwick D. Hunter, a single person entered into an agreement upon real estate for with Grantee, J.E. Ranalli (James E. Ranalli), a single person entitled "Rental Agreement" upon the following described real estate:

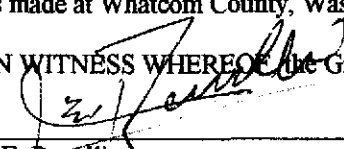
2. LEGAL DESCRIPTION. Lot 53, Block D, "CAPE HORN ON THE SKAGIT" as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County Washington. Situated in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 53, Blk 4, Cape Horn On The Skagit.

Tax & Parcel Number: P63021, 3868-004-053-0003

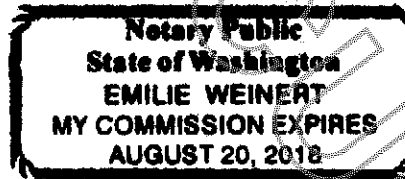
3. DECLARATION. Based upon personal knowledge the undersign states and declares under penalty of perjury under the laws of the State of Washington that the attached "Rental Agreement" is a true and accurate copy of said agreement that was digitally executed on by and between the Grantor and Grantee. This declaration is made at Whatcom County, Washington.

IN WITNESS WHEREOF the Grantee does hereby acknowledge this notice.



J.E. Ranalli

STATE OF WASHINGTON)
) ss.
COUNTY OF Whatcom)



On this day personally appeared before me JE. RANALLI, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 4th day of August, 2016.

Notary Public in and for the State of Washington, residing at Bellingham My commission expires Aug 20, 2018

RENTAL AGREEMENT: This rental agreement is made this 24rd day of September, 2015, between Hunter D. Chadwick, (hereinafter referred to as "Landlord") and J.E. Ranalli (James E. Ranalli), (hereinafter referred to as "Tenant"). IT IS AGREED:

1. PREMISES: The Landlord shall rent to the Tenant the premises legally described as follows:

CAPE HORN ON THE SKAGIT LOT 53 BLOCK D, located in County of Skagit, State of Washington;

Parcel Number	XrefID	Quarter	Section	Township	Range
P63021	3868-004-053-0003	03	12	35	07


2. RENTAL TERM: The term of this lease shall be for a period of 7 years, commencing on 1 October 2015. Tenant may renew the rental agreement for an additional 7 year term by giving notice to Landlord 30 days prior to the end of the first 7 year term. At any time during the initial 7 year term, or during the additional 7 year term if taken, the Tenant may terminate this rental agreement by giving 30 days' notice to the Landlord. In additional 7 year term the monthly rent shall increase by 5 percent and proportionally increase from current rent to any increase in property tax and community dues that Landlord pays. Tenant may take possession of the property upon this agreement being signed.

3. RENTAL AMOUNT is \$325.00 per month: The Tenant shall pay the Landlord \$325.00 per month. This monthly rental amount shall be due on the 1st day of each month. A late fee of \$25.00 shall be applied to payments not made by the 5th day of each month. Landlord to pay real estate tax & community dues.

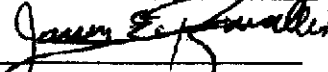
4. USE/WAIVER. Tenant shall have the exclusive possession of and right to use and do all things to and upon the property as if an absolute owner including, but not limited to maintaining, adding, removing or modifying structures and the Landlord will not interfere in any way with Tenant's use and all of same is at Tenant's sole expense and Tenant is solely responsible for any actual code violation citations issued that may arise thereby. Tenant acknowledges that the property and structure upon the property are not habitable pursuant to landlord / tenant law and Tenant accepts the property in this "as is" condition. Further, Tenant waives all claims for personal or property damages against the Landlord related to or arising from the Tenant's use of the property.

5. ARBITRATION: Any controversy or claim arising out of or relating to this lease agreement or the breach thereof shall be settled by arbitration in accordance with the rules then obtaining of the American Arbitration Association, and judgment upon the award rendered may be entered and enforced in any court having jurisdiction thereof.

6. NOTICES: Any notice required or desired to be given under this agreement shall be deemed given if in writing sent by USPS certified mail to the addresses of the parties listed below. This agreement may be executed in separate counterparts and delivered electronically by scanning and emailing or fax.



Hunter D. Chadwick, Landlord
Address: 622 13th St Unit E, Imperial Beach CA, 91932
Date: 24 Sept 2015



J.E. Ranalli (James E. Ranalli), Tenant
Address: P.O. Box 331, Clear Lake, WA 98235
Date: Sept 24, 2015