

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

FIRSTAM

NCS-1103272

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MEMORANDUM OF LEASE

Reference #: _____ Additional on page _____
Grantor: LEGACY INVESTMENT GROUP, LLC, a Washington limited
liability company
Additional on page _____
Grantee: LEGACY HOSPITALITY SERVICES, LLC, a Washington
limited liability company
Additional on page _____

Abbreviated Legal Description:

Lot 1, Blk 7, Calhoun Add. to La Conner and Lots 6-12,
Blk M, Map of La Conner

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

Assessor's Tax Parcel Numbers: 4123-013-012-0102/P74009 &
4124-007-001-0007/P74136

THIS INDENTURE made and entered into this 5th day of
January, 2022 by and between LEGACY
INVESTMENT GROUP, LLC, a Washington limited liability
company, hereinafter called the lessor (whether one or more)
and LEGACY HOSPITALITY SERVICES, LLC, a Washington limited
liability company, hereinafter "LLC"

WITNESSETH

That for the term and upon the terms and conditions set
forth in the Lease Agreement commencing December 1, 2021, from
the lessor to LLC the lessor has leased, demised and let, and
does hereby lease, demise and let unto LLC 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 EXHIBIT "C"
ATTACHED HERETO AND MADE A PART HEREIN BY REFERENCE.

The lease shall be for a term of 305 months commencing December 1, 2021, and terminating April 30, 2047.

In witness thereof, the parties hereto have caused their respective names to be hereto subscribed as of the day and the year first above written.

LEGACY INVESTMENT GROUP, LLC,
a Washington limited liability company

Kathleen Hayton
KATHLEEN E. HAYTON, Member


AMY K. SCHWAB, Member

LEGACY HOSPITALITY SERVICES, LLC,
a Washington limited liability company

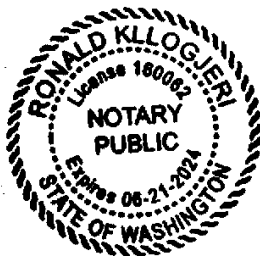
KATHLEEN E. HAYTON, Member

AMY K. SCHWAB, Member

STATE OF WASHINGTON)
) ss.
County of SKAGIT)

I certify that I know or have satisfactory evidence that KATHLEEN E. HAYTON and AMY K. SCHWAB signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it each as a Member of LEGACY INVESTMENT GROUP, LLC, a Washington limited liability company, to be the free and voluntary act of such company, for the uses and purposes mentioned in the instrument.

DATED: 1-5-2022



RONALD KLUCCER
Notary Public in and for the
State of Washington, residing
at BURLINGTON.
My appointment expires
6-21-2024.

STATE OF WASHINGTON)
) ss.
County of SKAGIT)

I certify that I know or have satisfactory evidence that KATHLEEN E. HAYTON and AMY K. SCHWAB signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it each as a Member of LEGACY HOSPITALITY SERVICES, LLC, a Washington limited liability company, to be the free and voluntary act of such company, for the uses and purposes mentioned in the instrument.

DATED: 1-5-2022



RONALD KLOGJERI
Notary Public in and for the
State of Washington, residing
at BURLINGTON.
My appointment expires
6-21-2024.

EXHIBIT "C"

PARCEL "A":

LOT 1, BLOCK 7, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

LOTS 6, 7, 8, 9, 10, 11 AND 12, BLOCK M, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 12 CONVEYED TO THE TOWN OF LACONNER BY DEED RECORDED UNDER AUDITOR'S FILE NO. 85530, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK M, "MAP OF LACONNER"; THENCE NORTH 30°56'00" EAST ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 15.00 FEET; THENCE SOUTH 78°38'06" EAST A DISTANCE OF 63.53 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12, WHICH POINT BEARS NORTH 89°43'00" EAST A DISTANCE OF 70.00 FEET FROM THE SAID SOUTHWEST CORNER OF LOT 12; THENCE SOUTH 89°43'00" WEST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

PARCEL "C":

THOSE PORTIONS OF THE VACATED ALLEYS LOCATED IN BLOCK M, OF THE PLAT OF THE "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

1) THAT PORTION OF THE VACATED ALLEY LYING BETWEEN BLOCK 7 OF CALHOUN ADDITION TO THE TOWN OF LACONNER AND BLOCK M OF THE PLAT OF THE MAP OF LACONNER CONSISTING OF AN AREA COMMENCING ON THE SOUTHWEST CORNER OF LOT 1, BLOCK 7, CALHOUN ADDITION TO THE TOWN OF LACONNER AND THENCE EAST A DISTANCE OF 98 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 2 OF BLOCK 7 AND THENCE SOUTHERLY IN A LINE THAT IS AN EXTENSION OF THE COMMON BOUNDARY BETWEEN LOTS 2 AND 3 OF BLOCK 7, A DISTANCE OF APPROXIMATELY 29 FEET, MORE OR LESS,

TO THE NORTH BOUNDARY OF LOT 6 OF BLOCK M ABOVE DESCRIBED, AND THENCE WESTERLY ALONG THE NORTH LINE OF LOT 6 A DISTANCE OF 98 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF BLOCK 6, AND THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 7, CALHOUN ADDITION, WHICH IS THE TRUE POINT OF BEGINNING.

2) THE WESTERLY 1/2 OF THE VACATED ALLEY RUNNING NORTHERLY AND SOUTHERLY ADJOINING LOTS 6 THROUGH 12, INCLUSIVE, OF SAID BLOCK M AND THE EASTERLY 1/2 OF THE VACATED ALLEY RUNNING NORTHERLY AND SOUTHERLY ADJOINING LOTS 1 AND 2 OF SAID BLOCK M; EXCEPT FROM SAID VACATED ALLEY RUNNING NORTHERLY AND SOUTHERLY THROUGH SAID BLOCK M THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE VACATED ALLEY AND THE NORTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY A DISTANCE OF 6.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY, ON A LINE PERPENDICULAR TO THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE, A DISTANCE OF 28.88 FEET TO THE INTERSECTION OF A LINE WHICH IS 5.00 FEET WESTERLY OF THE CENTER LINE OF SAID ALLEY; THENCE NORTH, ALONG A LINE WHICH IS 5.00 FEET WESTERLY OF THE CENTER LINE OF SAID ALLEY, A DISTANCE OF 40.20 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE NORTHEASTERLY, ALONG SAID LINE, TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHWESTERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY TO THE TRUE POINT OF BEGINNING.