



200403170107

Skagit County Auditor

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Filed for Record at Request of:

CHMELIK SITKIN & DAVIS P.S.  
1500 Railroad Avenue  
Bellingham, WA 98225  
(360)671-1796

LAND TITLE OF SKAGIT COUNTY

**DOCUMENT TITLE(S):**  
TERMINATION OF LEASE

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

LEASE AGREEMENT BY AND BETWEEN ADDIE/WELCH INVESTMENTS PARTNERSHIP  
AS LESSOR AND INTERNATIONAL AERO, INC. AS LESSEE, DATED NOVEMBER 29, 1995,  
AND RECORDED JANUARY 23, 1996, UNDER SKAGIT COUNTY AUDITOR'S NO.  
9601230011.

Additional reference numbers found on page N/A of document.

**GRANTOR(S)** (Last name, First name and MI):  
ADDIE/WELCH INVESTMENTS PARTNERSHIP  
INTERNATIONAL AERO, INC.

Additional grantors found on page N/A of document.

**GRANTEE(S)** (Last name, First name, and MI):  
ADDIE/WELCH INVESTMENTS PARTNERSHIP  
INTERNATIONAL AERO, INC.

Additional grantees found on page N/A of document.

**ABBREVIATED LEGAL DESCRIPTION** (Lot, block, plat or section, township, range):  
LOT 22, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, PL02-  
0127 DTD. FEB 28, 2003, RECORDED MARCH 4, 2003, AUD. NO. 200202040030,  
RECORDS OF SKAGIT COUNTY.

Additional legal is on page N/A of document.

**ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER(S):**

3012-000-022-0100, 8012-000-022-0200

ENCLOSURES R-ZW\chSale of Building to Addie\Cover Sheet for termination of lease.doc

## TERMINATION OF LEASE AGREEMENT

**THIS TERMINATION OF LEASE AGREEMENT** (the "Termination") is made and effective this \_\_\_\_ day of March, 2004, by and between **ADDIE/WELCH INVESTMENTS PARTNERSHIP**, a Washington general partnership ("Lessor") and **INTERNATIONAL AERO, INC.**, a Washington corporation ("Lessee").

**WHEREAS**, Lessor and Lessee have entered into that Lease Agreement dated November 29, 1995, and with an effective date of January 1, 1996, and recorded January 23, 1996, under Skagit County Auditor's NO. 9601230011 (the "Lease");

**WHEREAS**, the Lease is for that real property (the "Property") legally described in Exhibit "A," attached hereto; and

**WHEREAS**, Lessor and Lessee desire to terminate the Lease.

**NOW, THEREFORE**, Lessor and Lessee do hereby agree as follows:


1. **Termination of Lease.** Lessor and Lessee hereby terminate the Lease. Lessor hereby releases Lessee of any and all of Lessee's obligations under the Lease. Lessor hereby relinquishes (i) any and all claims against Lessee; and, (ii) any and all rights that Lessor has under the Lease. Lessee hereby releases Lessor of any and all of Lessor's obligations under the Lease. Lessee hereby relinquishes (i) any and all claims against Lessor, and (ii) any and all rights that Lessee has under the Lease. Lessee shall surrender possession of the Property to Lessor simultaneously with the final execution hereof.

2. **Entire Agreement.** The entire agreement between the parties hereto is contained in this Agreement, and this Agreement supersedes all of their previous understandings and agreements, written and oral, with respect to this transaction. This Agreement may be amended only by written instrument executed by the parties subsequent to the date hereof.

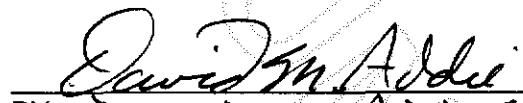
**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the day and year first above written.

ADDIE/WELCH INVESTMENTS  
PARTNERSHIP

  
\_\_\_\_\_  
DAVID M. ADDIE, PARTNER

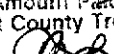
  
\_\_\_\_\_  
JERRY E. WELCH, PARTNER  
INDIVIDUALLY, AND ON BEHALF OF  
HIS MARITAL COMMUNITY

INTERNATIONAL AERO, INC.

  
\_\_\_\_\_  
BY: DAVID M. ADDIE  
ITS: SEC/Treasurer

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
Paid

MAR 17 2004

Amount Paid \$  
Skagit County Treasurer  
By:  Deputy

CLIENTS R-Z\Welch\See of Building to Addie\TERMINATION OF LEASE AGREEMENT for addie-welch partnership lease\_final\_3-16-04.doc(JH)



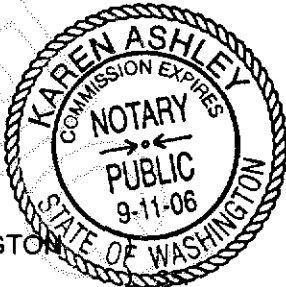
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Skagit County Auditor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me **DAVID M. ADDIE** to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of March, 2004.



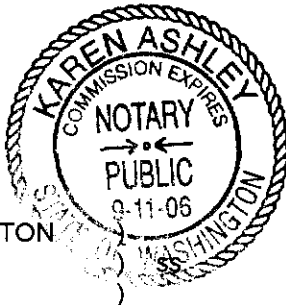
*Karen Ashley*

Print Name: Karen Ashley  
NOTARY PUBLIC in and for the  
State of Washington, residing at Sedro-Woolley

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )

On this day personally appeared before me **JERRY E. WELCH** to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of March, 2004.



*Karen Ashley*

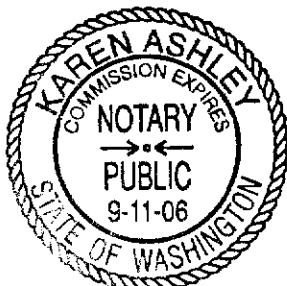
Print Name: Karen Ashley  
NOTARY PUBLIC in and for the  
State of Washington, residing at Sedro-Woolley

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )

Secretary/Treasurer

On this day personally appeared before me **DAVID M. ADDIE** known to be the ~~President~~ of International Aero, Inc. and on oath verified that he was authorized to execute this document on behalf of the corporation for the uses and purposes therein mentioned.

Given under my hand and official seal this 16th day of March, 2004.



*Karen Ashley*

Print Name: Karen Ashley  
NOTARY PUBLIC in and for the  
State of Washington, residing at Sedro-Woolley



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**EXHIBIT "A"**

**[PROPERTY LEGAL DESCRIPTION]**

Lot 22, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, PL02-0127, dated February 28, 2003, recorded March 4, 2003, under Auditor's File No. 200303040030, records of Skagit County, Washington; and being a portion of Section 3, Township 34 North, Range 3 East, W.M., and of Sections 33 and 34, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.



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