



200708210085

Skagit County Auditor

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Document Title:

Termination of Farm Lease

Reference Number:

200403150169

Grantor(s):

☐ additional grantor names on page ____

1. David B Tjersland

2.

Grantee(s):

☐ additional grantee names on page ____

1. Hulbert Farms, Inc

2.

Abbreviated legal description:

☐ full legal on page(s) ____

Lot 1, Short Plat No PLO7-0159,

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P126518, 330309-1-001-0300

TERMINATION OF FARM LEASE

Grantor: David B. Tjersland
Grantee: Hulbert Farms Inc.

Legal Description: Lot 1, Short Plat No. PL07-0159, approved July 25, 2007, recorded July 26, 2007 under Auditors File No. 200707260070 record of Skagit County, Washington, being a portion of Northwest 1/4 of Northeast 1/4, Section 9, Township 33 North, Range 3 East W.M. and Northwest 1/4, Section 10, Township 33, North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number: P126518, 330309-1-001-0300

Reference Auditors Filing Number 200403150169, dated 3/15/2004
THIS TERMINATION OF LEASE (this "Termination") is made as of the 21 day of August, 2007 by and between David B. Tjersland (Lessor) and Hulbert Farms, Inc. (Lessee).

RECITALS

- A. Lessor and Lessee are parties to that certain Farm Lease dated as of March 12, 2004 for farmland legally described above.
- B. Lessor, as seller, and Bryan Todd Lenning, as purchaser (the "Purchaser"), are parties to that certain Agreement of Purchase and Sale, dated as of July 30, 2007, whereby the Purchaser shall acquire the real property described in the Purchase Agreement and upon which the Premises (as defined in the Lease) are situated.
- C. The sale of this farmland is intended to close on or about August 22, 2007.
- D. Lessor and Lessee now desire to terminate the Lease on the terms and conditions set forth in this Termination.


AGREEMENT

- 1. Termination Date. The Lease shall terminate upon the consummation of the sale of the Premises contemplated by the Purchase Agreement (the Termination Date) which such closing is anticipated to occur on or about August 22, 2007. If, for any reason, the transaction contemplated by the Purchase Agreement is not consummated and the real property is not transferred to the Purchaser, the Lease shall continue on in full force and effect.
- 2. Payment of Rent. Lessee shall pay Lessor rent due for the period from March 31, 2007 to August 15, 2007 (\$2969.76) on or before September 30, 2007.



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IN WITNESS WHEREOF, the parties hereto have executed this agreement, in duplicate, this 21 day of August 2007.

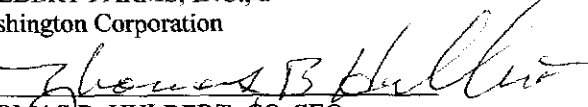

DAVID B. TJERSLAND

lease only
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 21 2007

Amount Paid \$
By Skagit Co. Treasurer
Deputy
KH

HULBERT FARMS, INC., a
Washington Corporation

By 
THOMAS B. HULBERT, CO-CEO

By 
JACK D. HULBERT, CO-CEO

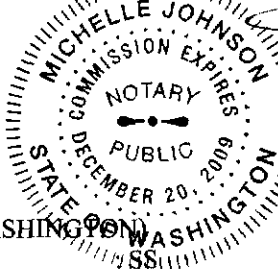

THOMAS B. HULBERT, individually

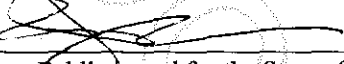

JACK D. HULBERT, individually

STATE OF WASHINGTON)
: SS
COUNT OF SKAGIT)

On this day personally appeared before me, DAVID B. TJERSLAND, 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 mentions.

GIVEN under my hand and official seal this 21st day of August, 2007

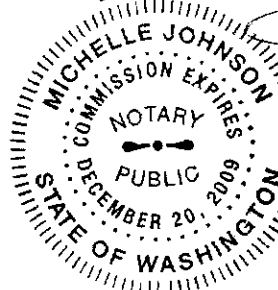


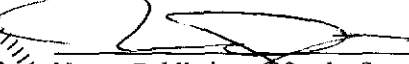

Notary Public in and for the State of Washington,
Residing at MOUNT VERNON
My commission expires: 12-20-09

STATE OF WASHINGTON)
: SS
COUNT OF SKAGIT)

On this day personally appeared before me, THOMAS B. HULBERT AND JACK D. HULBERT, to me known to be CO-CEO'S of Hulbert Farms, Inc., a Washington corporation, the corporation that 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 mentions and on oath stated that they are authorized to execute the said instrument.

GIVEN under my hand and official seal this 21st day of August, 2007




Notary Public in and for the State of Washington,
Residing at MOUNT VERNON
My commission expires: 12-20-09



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