



200808050041

Skagit County Auditor

8/5/2008 Page 1 of 4 1:14PM

AFTER RECORDING RETURN TO:

Name BAY MEADOWS, LLC  
 Address P.O. BOX 650  
 City, State, Zip BURLINGTON, WA 98233

Abbrev. Leg. Lot 14, PLAT OF BAY MEADOWS, AFN 200511280180  
 Tax Parcel Nos. P123856  
 Grantor. LaFOND, Charmaine M., formerly Boettcher  
 Grantee. Bay Meadows, LLC  
 Doc.Ref. Nos. 200311100004

### TERMINATION OF LEASE

This agreement for termination of a lease is entered by and between CHARMAINE M. LaFOND, formerly CHARMAINE BOETTCHER, as her separate estate, and BAY MEADOWS, LLC, a Washington limited liability company.

**Recitals:**

On the 7<sup>th</sup> day of November, 2003, Anderson Road, LLC (Landlord) and Albert W. Boettcher and Charmaine Boettcher (now LaFond), husband and wife (Tenants) entered in that certain lease recorded under Skagit County Auditor's File No. 200311100004. Paragraph 2 of that lease provided, in part, as follows:

“LENGTH OF TERM: The term of this lease shall be for the remainder of Albert W. Boettcher's lifetime...” and

“In addition, Albert W. Boettcher's spouse shall have the option to extend the term of the Lease for one year beyond the date of his death ...”

The lease was subsequently amended by the above named tenants and by Bay Meadows, LLC, as successor in interest to Anderson Road, LLC, as owner and landlord, by amendments recorded under Auditor's File Nos. 200606160052 and 200608250095, records of Skagit County, Washington.

Albert W. Boettcher passed away August 26, 2007. The lease would expire by its terms no later than August 25, 2008, and the parties (Bay Meadows, LLC, and Charmaine Marie LaFond, formerly Charmaine Marie Boettcher), intend by this document to specifically terminate the lease and release each other from all obligations under the lease and to provide that notice of the termination and release may be recorded to give public record of the termination and release.

**Release and Termination.**

THEREFORE, in consideration of the mutual release of obligations and rights under the lease agreement, and the subsequent amendments and extensions referenced above, the parties confirm that recitals set forth above and hereby agree and declare as follows:

1. The LAND & BUILDING LEASE AGREEMENT (Lease B-1) recorded under AFN 200311100004, as amended by 1<sup>st</sup> Amendment recorded under AFN 200606160052 and 2<sup>nd</sup> Amendment recorded under AFN 200608250095, has been terminated effective as of July 8, 2008. Except as set forth herein, the parties have no further obligations to each other in connection with the lease, as amended, referenced above.
2. Charmaine Marie LaFond agrees and acknowledges that she has vacated the premises and has removed all personal items and possessions of any type or nature that she wants to keep, as of 5:00 P.M., July 7, 2008. Any items still remaining on the premises shall be considered abandoned.
3. Bay Meadows, LLC assumes responsibility and shall pay for all charges for water, telephone and electrical service to premises commencing June 1, 2008.

DATED: 14th of JULY, 2008.

LESSEE:

Charmaine M. LaFond  
Charmaine M. LaFond

LESSOR:

ANDERSON ROAD, LLC:  
A Washington limited liability company  
Initial Landlord

By: Michael V. Fohn  
Michael V. Fohn, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 05 2008

Amount Paid To  
Skagit Co. Treasurer  
By MF

LESSOR:

BAY MEADOWS, LLC:  
A Washington limited liability company  
Successor Landlord

By: Michael V. Fohn  
Michael V. Fohn, Member



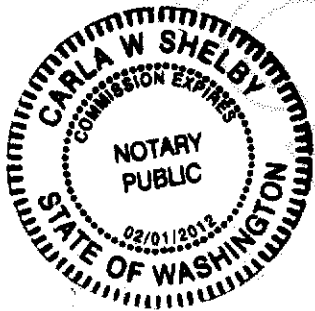
200808050041  
Skagit County Auditor



STATE OF WASHINGTON )  
 : ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that MICHAEL V. FOHN is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he is authorized to execute the instrument and acknowledged it as member of ANDERSON ROAD, LLC, a Washington limited liability company, to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: July 14, 2008.



Carla Shelby

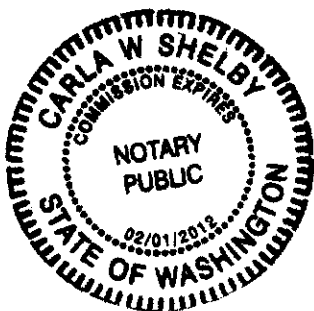
Print Name: Carla Shelby  
NOTARY PUBLIC in and for the State of  
Washington, residing at 920E Division St.

My appointment expires: 2-1-12

STATE OF WASHINGTON )  
 : ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that MICHAEL V. FOHN is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he is authorized to execute the instrument and acknowledged it as member of BAY MEADOWS, LLC, a Washington limited liability company, to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: July 14, 2008.



Carla Shelby

Print Name: Carla Shelby  
NOTARY PUBLIC in and for the State of  
Washington, residing at 920E Division

My appointment expires: 2-1-12

