

When Recorded Please Return To:

LAWRENCE A. PIRKLE
321 W. Washington, Suite 300
Mount Vernon, WA 98273
(360) 336-6587



201112080037
Skagit County Auditor

12/8/2011 Page 1 of 4 12:25PM

DOCUMENT TITLE(S): LEASE TERMINATION AGREEMENT

REFERENCE NUMBER(S):

~~NONE~~

200506160112

GRANTOR:

FORTUNA PROPERTIES, LLC

GRANTEE:



ANDERSON APPLIANCE SERVICES, INC.

LEGAL DESCRIPTION: LOT 4, BSP PL03-0071 & PTN TR. A, BSP PL03-0071;
PTN SE 1/4 OF SW 1/4, 29-34-4 E W.M.

ASSESSOR PARCEL / TAX ID NUMBER: P120400

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 08 2011

Amount Paid \$ 
Skagit Co. Treasurer
By  Deputy

LEASE TERMINATION AGREEMENT

THIS AGREEMENT is entered into on this 5th day of December, 2011, by and between FORTUNA PROPERTIES, LLC, a Washington Limited Liability Company, (hereinafter "Landlord") and ANDERSON APPLIANCE SERVICES, INC., a Washington Corporation, (hereinafter "Tenant").

RECITALS

Landlord is currently leasing the property legally described as set forth below and commonly known as 2520 Cedardale Road, Mount Vernon, Washington 98274, to Tenant and both parties desire to terminate the Lease which commenced April 15, 2005.

Lot 4 of Binding Site Plan No. PL03-0071, recorded May 7, 2003, under Auditor's File No. 200305070015, records of Skagit County, Washington, and being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range E, W.M.

TOGETHER WITH a perpetual exclusive easement for the purposes of installing, maintaining and repairing a sign as conveyed by Easement Deed recorded March 3, 2005, under Auditor's File No. 200503030054.

AND ALSO TOGETHER WITH that portion of Tract A of Binding Site Plan No. PL03-0071, recorded May 7, 2003, under Auditor's File No. 200305070015, records of Skagit County, Washington, and being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., lying East of the East line of Lot 1 of said Binding Site Plan and West of the East line of Lot 4 of said Binding Site Plan, extended South to the South line of said Tract A.

Situate in the County of Skagit, State of Washington.

Now therefore, in consideration of the promises and of the agreements contained in this Agreement, the parties agree as follows:

That the Lease Agreement which was commenced on April 15, 2005 from the Landlord to Tenant is hereby mutually terminated.

That each party waives any and all claims, if any, against the other party.

This termination is effective as of November 30, 2011.



201112080037

Skagit County Auditor

LANDLORD:

FORTUNA PROPERTIES, LLC

By: 
GARY E. ANDERSON, Member

By: 
TERRY A. ANDERSON, Member

TENANT:

ANDERSON APPLIANCE SERVICES, INC.

By: 
TERRY A. ANDERSON, President

By: 
GARY E. ANDERSON, Secretary



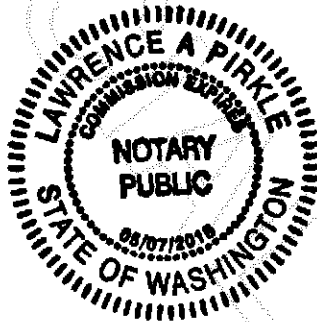
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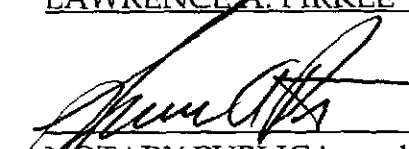
STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that GARY ANDERSON and TERRY ANDERSON are the individuals who appeared before me and said individuals acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Members of FORTUNA PROPERTIES, LLC, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 6th day of December, 2011.



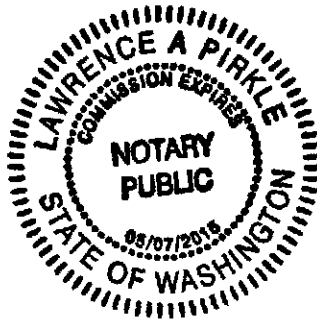
LAWRENCE A. PIRKLE


NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/15


STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that GARY ANDERSON and TERRY ANDERSON are the individuals who appeared before me and said individuals acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Officers of ANDERSON APPLIANCE SERVICES, INC., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 6th day of December, 2011.



LAWRENCE A. PIRKLE


NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/15

