

**WHEN RECORDED RETURN TO:**

Guardian Northwest Title  
3202 Commercial Avenue  
Anacortes, WA 98221



201208300046  
Skagit County Auditor

8/30/2012 Page 1 of 5 10:45AM

**DOCUMENT TITLE(S):**  
Lease Termination Agreement

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**  
200710230077

GUARDIAN NORTHWEST TITLE CO.

A104105-4

**GRANTOR:**  
Sharon Johnson

**GRANTEES:**  
American Magic Real Estate

**ABBREVIATED LEGAL DESCRIPTION:**  
Lot 18, 19 & 20, Block 5, 3788 First Addition to the City of Anacortes, according to the Plat thereof filed in Volume 1 of Plats at Page(s) 24, records of Skagit County, Washington.

**TAX PARCEL NUMBER(S):**  
P57200, 3788-005-020-0007, P57201, 3788-005-020-0106

## LEASE TERMINATION AGREEMENT

This Lease Termination Agreement ("Agreement") is entered into between **Sharon Johnson**, ("Landlord") and **American Magic Real Estate**, a Washington corporation ("Tenant").

WHEREAS, Landlord and Tenant's predecessor in interest are parties to that certain Office Lease dated June 1, 2007, for certain space located at 2216 Commercial Ave Anacortes WA 98221 ("Premises").

WHEREAS, the parties now desire to provide for the termination of the Lease, and the return of the Leased Premises to Landlord.

NOW, THEREFORE, in consideration of mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follow:

1. **Termination.** The parties agree that the original expiration date of June 30th 2010 has passed and the property was returned to Landlord.

2. **Mutual Release.** Upon Tenant satisfying its obligations set forth in this Agreement, Landlord releases, discharges and waives any claims known or unknown, against Tenant, its successor, assigns, officers or directors, arising out of or in any way connected with the Lease through the date hereof, and Tenant releases, discharges and waives any claims, known or unknown, against the Landlord, its successors, assigns, officers or directors, arising out of or in anyway connected with the Lease through the date hereof.

3. **Final Agreement.** This Agreement shall constitute the final agreement and understanding of the parties on the subject matter hereof. This Agreement may be modified only by a further writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers as of the 31st day of July, 2012.

LANDLORD:

TENANT:

\_\_\_\_\_  
By: \_\_\_\_\_

Pat Ford  
By: Pat Ford  
Title: President

Title: \_\_\_\_\_

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 30 2012

Amount Paid \$ \_\_\_\_\_  
By kk Skagit Co. Treasurer Deputy



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WHEREAS, the parties now desire to provide for the termination of the Lease, and the return of the Leased Premises to Landlord.

NOW, THEREFORE, in consideration of mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follow:

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2. **Mutual Release.** Upon Tenant satisfying its obligations set forth in this Agreement, Landlord releases, discharges and waives any claims known or unknown, against Tenant, its successor, assigns, officers or directors, arising out of or in any way connected with the Lease through the date hereof, and Tenant releases, discharges and waives any claims, known or unknown, against the Landlord, its successors, assigns, officers or directors, arising out of or in anyway connected with the Lease through the date hereof.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers as of the 31<sup>st</sup> day of July, 2012.

LANDLORD:

SHERI Johnson

By: Sheri Johnson

Title: Landlord  
owner

TENANT:

Pat Ford

By: Pat Ford

Title: President



201208300046

Skagit County Auditor

STATE OF WASHINGTON, )  
County of Snohomish ) ss.  
)

ACKNOWLEDGEMENT - Representative Capacity

I certify that I know or have satisfactory evidence that PAT LORD

Is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_

President

of \_\_\_\_\_

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 hereto affixed this 31<sup>st</sup> day of July, 2012

08-20-14  
MY COMMISSION EXPIRES  
NOTARY PUBLIC  
STATE OF WASHINGTON  
MICHELLE L. FIELD

Michelle L. Field  
Notary Public in and for the State of Washington,  
Residing at Lake Stevens

My appointment expires 08-20-14

MICHELLE L. FIELD  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
08-20-14

This jurate is page 2 of 2 and is attached to Lease Term Agreement dated 7-31-2012



201208300046

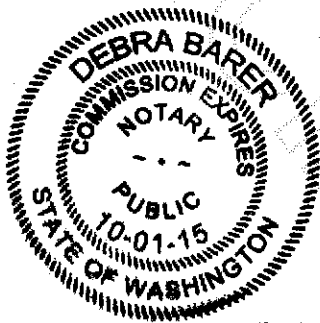
Skagit County Auditor

ACKNOWLEDGEMENT - Representative Capacity

STATE OF WASHINGTON, )  
County of King ) ss.

I certify that I know or have satisfactory evidence that Sharon Lynn Johnson  
Is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath  
stated that he/she was authorized to execute the instrument and acknowledged it as the owner &  
landlord of the property at 2816 Commercial  
Ave. Anacortes, WA  
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 hereto affixed this 1<sup>st</sup> day of August, 2012



Debra Barer  
Notary Public in and for the State of Washington,  
Residing at Trade Valley  
My appointment expires 10/1/15

This jurate is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_



201208300046  
Skagit County Auditor