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Skagit County Auditor

\$77.00

3/18/2016 Page

1 of

5 3:29PM

**When Recorded Please Return To:****LAWRENCE A. PIRKLE****PO Box 1788****Mount Vernon, WA 98273****(360) 336-6587****DOCUMENT TITLE:** Termination of Lease with Option to Purchase**REFERENCE NUMBER(S):** 201503270101**GRANTOR:** Big Fog Properties, LLC**GRANTEES:** Arnoldo and Kelly Carreon**LEGAL DESCRIPTION:**

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23,  
Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point 25 feet South of and 20 feet East of the Northwest corner  
of said Northwest 1/4 of the Southwest 1/4;  
thence South 110 feet;  
thence East 90 feet;  
thence North 110 feet;  
thence West 90 feet to the point of beginning.

EXCEPT road and ditch rights of way.

Situate in the County of Skagit, State of Washington.

**ASSESSOR PARCEL / TAX ID NUMBER:** 340323-3-004-0000 (P22430)**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX****MAR 18 2016****Amount Paid \$  
Skagit Co. Treasurer  
By *nm* Deputy**

## **LEASE TERMINATION AGREEMENT**

THIS LEASE TERMINATION AGREEMENT is entered into on this 29<sup>th</sup> day of February 2016, by and between BIG FOG PROPERTIES, LLC, a Washington Limited Liability Company, (hereinafter "Lessor") and ARNOLDO CARREON and KELLY CARREON, husband and wife, (hereinafter "Lessee").

### **RECITALS**

Lessor is currently leasing the property legally described as set forth below and commonly known as 16016 McLean Road, Mount Vernon, Washington 98273, to Lessee and both parties desire to terminate the Lease with Option to Purchase Agreement which is dated February 20, 2015.

**Assessor's Parcel No: 340323-3-004-0000 (P22430)**

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point 25 feet South of and 20 feet East of the Northwest corner of said Northwest 1/4 of the Southwest 1/4;  
thence South 110 feet;  
thence East 90 feet;  
thence North 110 feet;  
thence West 90 feet to the point of beginning.

EXCEPT road and ditch rights of way.

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 with Option to Purchase Agreement which is dated February 20, 2015, from the Lessor to Lessee is hereby mutually terminated.

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

This termination is effective as of March 1, 2016.

IN WITNESS WHEREOF, the Lessor and Lessee have signed their names and affixed their seals the day and year first above written.

LESSOR:

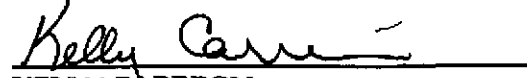
BIG FOG PROPERTIES, LLC

By:   
ROBERT CRAWFORD, Member

By:   
JACOB HOVIK, Member

LESSEE:

  
ARNOLDO CARREON

  
KELLY CARREON

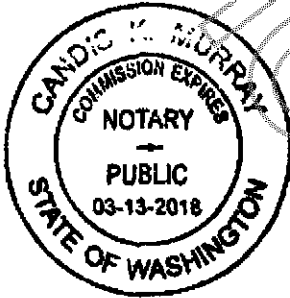
STATE OF WASHINGTON )

COUNTY OF SKAGIT )

ss.

I certify that I know or have satisfactory evidence that ROBERT CRAWFORD is the individual who appeared before me and said individual acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Members/Managers of BIG FOG 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 29<sup>th</sup> day of February, 2016.



Candis Murray

(Notary's printed name)

Candis Murray

NOTARY PUBLIC in and for the  
State of Washington

Residing at Skagit County

My Commission Expires: 3-13-18

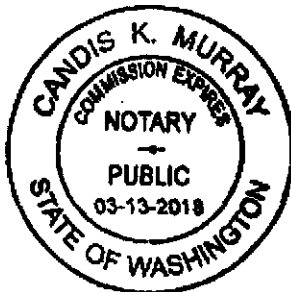
STATE OF WASHINGTON )

COUNTY OF SKAGIT )

ss.

I certify that I know or have satisfactory evidence that JACOB HOVIK is the individual who appeared before me and said individual acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Members/Managers of BIG FOG 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 29<sup>th</sup> day of February, 2016.



Candis Murray

(Notary's printed name)

Candis Murray

NOTARY PUBLIC in and for the  
State of Washington

Residing at Skagit County

My Commission Expires: 3-13-18

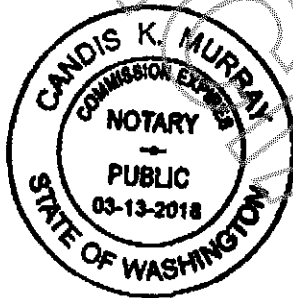
STATE OF WASHINGTON )

COUNTY OF SKAGIT )

SS

On this day personally appeared before me, ARNOLDO CARREON and KELLY CARREON, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29<sup>th</sup> day of February, 2016.



Candis Murray

(Notary's printed name)

Candis Murray

NOTARY PUBLIC in and for the  
State of Washington

Residing at Skagit County

My Commission Expires: 3-13-18