



Skagit County Auditor

1/29/2018 Page

1 of

\$152.00

5 11:25AM

WHEN RECORDED RETURN TO:  
Sam Rudik, Esq.  
Simpson Thacher & Bartlett LLP  
425 Lexington Avenue  
New York, NY 10017

GUARDIAN NORTHWEST TITLE CO.

114791

NLS-369594WA3-SF

DOCUMENT TITLE(s)

1 **TERMINATION OF LEASE AND TERMINATION OF  
MEMORANDUM OF LEASE**

UNRECORDED

201411200032

REFERENCE NUMBER(s) OF DOCUMENT ASSIGNED OR RELEASED:

201411200032

☐ Additional reference numbers on page \_\_\_\_ of document

GRANTOR(s):

- 1 **Welltower Inc., fka Health Care REIT, Inc.**
- 2 **HCRI Nevada Properties, Inc.**
- 3 **1111 W. College Parkway, LLC**

☐ Additional names on page \_\_\_\_ of document

GRANTEE(s):

- 1 **Stanley & Shorten, LLC**

☐ Additional names on page \_\_\_\_ of document

ABBREVIATED LEGAL DESCRIPTION:

**Lots 28 and 29 HERITAGE SQUARE; Exclusive Easement for Access and Utilities across the West 30 feet of Lots 26 and 27, HERITAGE SQUARE; and Lot 2 MIRA VISTA, INC.**

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s): **P81470 / 4400-000-028-0006, P81471 / 4400-000-029-0005 and P83258 / 4479-000-002-0002**

Additional Tax Accounts are on page \_\_\_\_ of document

NOTE: This cover sheet is prepared to conform to the requirements of Chapter 143, Laws of 1996. Nothing on this sheet alters the names, legal description or other information in the attached document. The only purpose of this cover sheet is to assist the auditor in indexing the document in conformance with statute.

The Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

SLK\_TOL:#2910822v1

**TERMINATION OF LEASE AND  
TERMINATION OF MEMORANDUM OF LEASE**

(Mountain Glen, Mount Vernon, Washington)

**THIS TERMINATION OF LEASE AND TERMINATION OF MEMORANDUM OF LEASE** ("Termination") is effective as of the 17<sup>th</sup> day of January, 2018 (the "Effective Date") by and between **WELLTOWER INC., fka HEALTH CARE REIT, INC., HCRI NEVADA PROPERTIES, INC.** and **1111 W. COLLEGE PARKWAY, LLC**, each having an address at 4500 Dorr Street, Toledo, Ohio 43615 (collectively, the "Landlord") and **STANLEY & SHORTEN, LLC**, having an address at 19119 North Creek Parkway, Suite 102, Bothell, Washington 98011 (the "Tenant").

**WITNESSETH:**

1. Landlord and Tenant entered into that certain Ninth Amended and Restated Master Lease Agreement dated November 1, 2015, as amended (the "Lease"), and evidenced by that certain Memorandum of Lease filed for record as Instrument No. 201411200032 on November 10, 2014 in the records of the Recorder of Skagit County, Washington (the "Memorandum").

2. Landlord and Tenant hereby terminate the Lease and Memorandum in its entirety, including without limitation, with respect to the property described on Exhibit A.

3. This Termination may be executed in multiple counterparts, each of which shall be deemed an original thereof.

This Termination has been executed and delivered by the parties hereto intending to be legally bound hereby as of the day, month and year aforesaid.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, Landlord and Tenant have executed this Termination effective as of the date first set forth above.

WELLTOWER INC., fka HEALTH CARE  
REIT, INC.  
HCRI NEVADA PROPERTIES, INC.  
1111 W. COLLEGE PARKWAY, LLC

By: Justin Skiver  
Justin Skiver  
Authorized Signatory

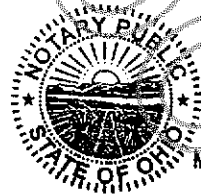
STATE OF OHIO )  
 ) SS:  
COUNTY OF LUCAS )

The foregoing instrument was acknowledged before me this 15 day of January, 2018 by Justin Skiver, Authorized Signatory of Welltower Inc., fka Health Care REIT, Inc., and HCRI Nevada Properties, Inc., a Delaware corporation and Nevada corporation, respectively, and 1111 W. College Parkway, LLC, a Delaware limited liability company, on behalf of the corporations and the limited liability company.

Robin Perkins  
Notary Public

My Commission Expires: April 1, 2018

[SEAL]



ROBIN PERKINS (Perkins)  
Notary Public, State of Ohio  
My Commission Expires April 1, 2018

STANLEY & SHORTEN, LLC

By: William M Shorten

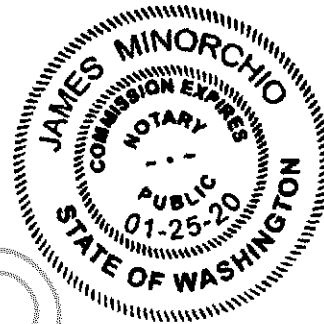
Title: Manager

STATE OF WASHINGTON )  
 ) SS:  
COUNTY OF King )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of January, 2018 by William M Shorten, the Manager of Stanley & Shorten, LLC, a Washington limited liability company, on behalf of the limited liability company.

[Signature]  
Notary Public

My Commission Expires: 1-25-2020



**THIS INSTRUMENT PREPARED BY:**  
Cynthia L. Rerucha, Esq.  
Shumaker, Loop & Kendrick, LLP  
1000 Jackson Street  
Toledo, Ohio 43604-5573

**AFTER RECORDING RETURN TO:**  
Simpson Thacher & Bartlett LLP  
425 Lexington Avenue  
New York, NY 10017  
Attn: Sam Rudik

## **EXHIBIT A: LEGAL DESCRIPTION**

### **PARCEL A:**

Lots 28 and 29, HERITAGE SQUARE, according to the plat thereof, recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington.

### **PARCEL A1:**

An exclusive easement for ingress, egress and utilities, over, under and across the West 30 feet of Lots 26 and 27, HERITAGE SQUARE, according to the plat thereof, recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington, as created by and pursuant to those certain Easement Agreements under Recording Nos. 9603270083 and 9603290100.

### **PARCEL B:**

Lot 2, MIRA VISTA, INC., according to the plat thereof, recorded in Volume 14 of Plats, page 16, records of Skagit County, Washington.

Situated in Skagit County, Washington.

APN/Parcels ID(s): P81470 / 4400-000-028-0006, P81471 / 4400-000-029-0005 and P83258 / 4479-000-002-0002