



201907010020

07/01/2019 09:10 AM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

UPON RECORDING RETURN TO:

Anderson Law & Escrow, PLLC
Grant B. Anderson
3700 Pacific Hwy. E., Ste. 301
Fife, WA 98424

01-171638-0

Land Title and Escrow

Please print legibly or type information.

Document Title (Or transaction contained therein)
Lease Termination Agreement
Grantor(s) (Last name first, then first name, middle name)
Schanen, Joshua Schanen, Susan
_____ Additional Names on Page _____ of Document
Grantee(s) (Last name first, then first name, middle name)
Nell Thorn, LLC, a Washington limited liability company
_____ Additional Names on Page _____ of Document
Legal Description (Abbreviated: i.e., lot, block, plat or section, township, range)
Ptn Blk 1, Map Of LaConner & Tr. 6, Plate 18, Tidelands/LaConner. (full legal description as attached hereto as Exhibit "A" and by reference incorporated herein)
Complete Legal Description on Pages 4-5 of Document
Auditor's Reference Number(s)
201503100013
Assessor's Property Tax Parcel/Account Number(s)
4129-018-006-0004 and 4123-023-000-0105 p 14455 p 74103
The Auditor/Recorder will rely on the information provided on this cover sheet. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Lease Termination Agreement

THIS AGREEMENT is made and entered into and is effective this 26th of June, 2019 by and between Joshua Schanen and Susan Schanen, husband and wife, hereinafter called "LESSOR" and Nell Thorn, LLC, a Washington limited liability company, hereinafter called "LESSEE".

RECITALS:

WHEREAS, Lessor and Lessee are parties to a certain Lease Agreement dated February 26, 2015, the ("Lease Agreement") covering a _____ (___) month term. A Memorandum of Lease was recorded on March 10, 2015 under County Recording No. 201503100013 and

WHEREAS, the parties wish to forever cancel and terminate the Lease Agreement;

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and premises herein contained, the parties hereto agree as follows:

1. The certain Lease Agreement dated February 26, 2015 is hereby terminated and forever cancelled effective immediately upon Closing. It is further agree that the parties shall record this Agreement with the County Auditor.

DATED this 26th of June, 2019.

LESSOR

By: Joshua Schanen
Joshua Schanen

By: Susan Schanen
Susan Schanen

LESSEE

Nell Thorn, LLC

By: Joshua Schanen
Joshua Schanen, Member

By: Susan Schanen
Susan Schanen, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

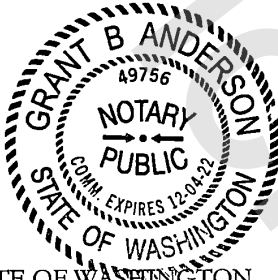
JUL 01 2019

Amount Paid \$
Skagit Co. Treasurer
By: nan Deputy

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On this day personally appeared before me Joshua Schanen and Susan Schanen, to me known to be the individuals that executed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

WITNESS my hand and official seal this 26th day of June, 2019.



[Signature]
 NOTARY PUBLIC, in and for the State
 of Washington, residing at: Tacoma
 Print Name: Grant B. Anderson
 My Commission Expires: 12/04/2022

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me Joshua Schanen and Susan Schanen, to me known to be the Members of Nell Thorn, LLC, the Washington limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

WITNESS my hand and official seal this 26th day of June, 2019.



[Signature]
 NOTARY PUBLIC, in and for the State
 of Washington, residing at: Tacoma
 Print Name: Grant B. Anderson
 My Commission Expires: 12/04/2022

EXHIBIT "A"**Legal Description****PARCEL "A":**

Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion of said premises lying North of a line that is 50 feet South of and parallel with the North line of said Block, ALSO EXCEPTING any portion of said premises lying below the line of mean high tide, AND ALSO EXCEPTING the following:
Beginning at the intersection of the South line of fractional Block 1 of said "MAP OF LACONNER, WHATCOM COUNTY, WASH. TERRY., 1872", and the East line of the tidelands in front of and abutting on said Block 1;
thence Northerly along the East line of said Block 1, 100 feet to a point 165.2 feet from the intersection of the East line of said Block 1, produced Northerly and the South line of Lot 2, Section 36, Township 34 North, Range 2 East, W.M.;
thence West parallel with the South line of said Lot 2 to the East line of said tidelands and thence Southerly along the East line of said tidelands to the point of beginning.
Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "B":

Tract 6, Plate 18, "TIDE AND SHORE LANDS AT LACONNER", filed in the Office of the State Land Commission at Olympia, Washington, EXCEPT the South 90 feet thereof.
Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "C":

That portion of Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, lying North of a line that is 50 feet South of and parallel to the North line of said Block 1, EXCEPT that portion thereof, if any, lying within tidelands.
Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "D":

All interest in Harbor Area Lease between the State of Washington, as Lessor, and Nell Thorn LLC, as Lessee, dated December 17, 2014, recorded January 12, 2015, under Auditor's File No. 201501120101, further described as follows:

That portion of the Harbor Area lying in front of Tract 6, as shown on the 2003 Supplemental Map of La Conner Harbor as recorded under Auditor's File No. 200302060018, records of Skagit County, in Section 36, Township 34 North, Range 2 East, W.M., Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Section 36;
thence along the North line of said Section 36, North 88°29'43" West, 1,994.19 feet to the 1892 Inner Harbor Line;
thence along said Inner Harbor Line South 03°43'17" West, 2,505.57 feet;

thence continuing along said Inner Harbor Line South 19°35'17" West, 167.37 feet to the true point of beginning;
thence North 88°23'10" West, 47.50 feet;
thence South 18°54'35" West, 97.80 feet;
thence South 70°54'39" East, 34.35 feet;
thence South 04°44'14" West, 30.34 feet;
thence South 88°45'03" East, 2.00 feet to the said Inner Harbor Line;
thence along said Inner Harbor Line North 19°35'17" East, 140.84 feet to the true point of beginning.
Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "E":

All interest in Harbor Area Lease between the State of Washington, as Lessor, and Nell Thorn, LLC, as Lessee, dated December 17, 2014, recorded January 12, 2015, under Auditor's File No. 201501120102, further described as follows:

That portion of the unplatted first class tidelands lying between first class tideland Tracts 5 and 6 of Corrected Plate No. 18 of tide and shorelands of Section 36, LaConner Harbor filed in records of Commissioner of Public Lands on September 24, 1894, in Section 36, Township 34 North, Range 2 East, W.M., Skagit County, Washington, being more particularly described as follows: Beginning at the Northeast corner of said Section 36, as shown on the 2003 Supplemental Map of La Conner Harbor as recorded under Auditor's File No. 200302060018, records of Skagit County;
thence along the North line of said Section 36, North 88°29'43" West, 1,994.19 feet to the 1892 Inner Harbor Line;
thence along said Inner Harbor Line South 03°43'17" West, 2,505.57 feet;
thence continuing along said Inner Harbor Line South 19°35'17" West, 167.37 feet to the true point of beginning;
thence continuing along the said Inner Harbor Line South 19°35'17" West, 32.41 feet to the North line of Tract 6;
thence along said North line of Tract 6 South 88°40'51" East, 28.87 feet to the approximate meander line;
thence along said meander line North 17°45'44" East, 31.94 feet to the South line of Tract 5;
thence along said South line of Tract 5 North 88°23'10" West, 27.75 feet to the true point of beginning.
Situate in the Town of La Conner, County of Skagit, State of Washington.