

When Recorded Return To:

**Donald W. Black
OGDEN MURPHY WALLACE, P.L.L.C.
901 Fifth Avenue, Suite 3500
Seattle, WA 98164**

TERMINATION OF AMENDED AND RESTATED GROUND LEASE

Reference Number(s)
of Related Documents:

200603140128; 202006160081

Grantor:

SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 2, a Washington
municipal corporation

Grantee:

SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 2, a Washington
municipal corporation

Legal Description (abbreviated):

Ptn. E 1/2 SE 1/4 Sec. 24-35N-01E

Additional Legal on Exhibit A, page 4

Assessor's Parcel Number:

P31917/350124-0-139-0103

TERMINATION OF AMENDED AND RESTATED GROUND LEASE

WHEREAS, Skagit County Public Hospital District No. 2, a Washington municipal corporation doing business as Island Hospital (the "District") is the landlord under that certain Amended and Restated Ground Lease recorded on March 14, 2006, under Skagit County Auditor's No. 200603140128 (the "Ground Lease"); and

WHEREAS, by virtue of that certain Assignment of Leasehold Interest in Ground Lease, recorded on December 23, 2019 under Skagit County Auditor's No. 201912230108 and that certain Statutory Warranty Deed and Assignment of Leasehold recorded on December 23, 2019 under Skagit County Auditor's No. 201912230106, the District became the sole tenant under the Ground Lease and became the sole unit owner of the Island Medical Center Condominium, a condominium located on the real property that is subject to the Ground Lease;

WHEREAS, the District, in its capacity as the sole unit owner of the Island Medical Center Condominium, terminated the Island Medical Center Condominium by that certain Termination of Island Medical Center Condominium, a condominium, recorded on June 16, 2020 under Skagit County Auditor's No. 202006160081 (the "Condominium Termination"); and

WHEREAS, as the District is now the landlord and the tenant under the Ground Lease and the sole the owner of the improvements to the real property (which improvements were formerly known as the Island Medical Center Condominium, prior its termination), there is no longer a need for the Ground Lease; and

WHEREAS, the District desires to terminate the Ground Lease so as to merge its interests as owner of the real property legally described on Exhibit A attached hereto and incorporated herein and owner of the improvements to the real property legally described on Exhibit A attached hereto and incorporated herein;

NOW, THEREFORE, for purposes of clearing title and terminating the Ground Lease, the District hereby takes the following actions:

- 1. Termination of Ground Lease.** The Ground Lease, dated as of March 13, 2006, recorded under Skagit County Auditor's File No. 200603140128, is terminated, effective as of the recording of this Termination of Amended and Restated Ground Lease.
- 2. Title; Vesting.** Title to the real property and improvements legally described on Exhibit A attached hereto and incorporated herein shall automatically vest in the District as a single parcel of property under parcel number P31917/350124-0-139-0103 without any further action of the District.

EXHIBIT A

That portion of the Southeast Quarter of Section 24, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the East Quarter corner of said Section 24;
thence South 0°59'30" East, along the East line of said Section 24, 1,223.17 feet to an intersection with the South line of 24th Street;
thence South 89°58'48" West, along the South line of 24th Street, 396.27 feet to the true point of beginning;
thence South 0°01'35" East, 264.46 feet;
thence South 89°58'25" West, 358.50 feet to the East line of "M" Avenue;
thence North 0°01'35" West, along the East line of "M" Avenue, 264.50 feet to the South line of 24th Street;
thence North 89°58'48" East along the South line of 24th Street, 358.50 feet to the true point of beginning;

Subject to matters of record as of the Effective Date of the Amended and Restated Ground Lease, recorded under Auditor's File No. 200603140128.

Situated in Skagit County, Washington.