

**Return Address**

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08/31/2020 03:20 PM Pages: 1 of 9 Fees: \$111.50  
Skagit County Auditor

CT 620043494 CHICAGO TITLE

**Document Title(s)** (or transactions contained therein):

1. Memorandum of Termination of Lease
- 2.

**Reference Number(s) of Documents assigned or released:** Recording No. 200603280154  
(on page 1 of documents(s))

**Grantor(s)** (Last name first, then first name and initials):

1. Stanislaw Properties, L.L.C.
- 2.
3. ☐ Additional names on page \_\_\_ of document.

**Grantee(s)** (Last name first, then first name and initials):

1. Janicki Industries, Inc.
- 2.
3. ☐ Additional names on page \_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

ptn. NW 1/4 of SE 1/4, 18-35-5 E.W.M.; Also ptn SW 1/4 of SE 1/4 18-35-5 E.W.M.; Also ptn SW 1/4 of SE 1/4, 23-35-4 E.W.M.

☐ Full legal is on page 6 of document.

**Assessor's Property Tax Parcel/Account Number**

Parcel Nos. P39412, P39415, P107870, P107869, P107872, P39397, P39400, P39399, P39396, P105289, and P105290

**MEMORANDUM OF TERMINATION OF LEASE**

This Memorandum of Termination of Lease is made as of August 25, 2020 by and between STANISLAW PROPERTIES, L.L.C., a Washington limited liability company ("Landlord"), and JANICKI INDUSTRIES, INC., a Washington corporation ("Tenant").

Landlord and Tenant hereby provide notice that by mutual agreement they hereby terminate that certain Commercial Lease Agreement for the real property (the "Property") more particularly described on Exhibit A, which is attached hereto and incorporated by this reference, which Commercial Lease Agreement is dated April 1, 2001, as amended, a memorandum of which was recorded under Skagit County Auditor's File No. 200603280154 on March 28, 2006, and which Commercial Lease Agreement was modified and superseded by that certain Lease and Options to Purchase dated January 1, 2019 (collectively the "Lease").

The termination of the Lease shall be effective upon recording of a deed for the Property conveying Landlord's interest in the Property to Tenant, and no party to the Lease shall have any further right or obligation under the lease. Both parties agree that neither party was in breach or default under the Lease at the time of termination and that no claims arising from the Lease remain unsatisfied.

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*(signatures on following page)*


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IN WITNESS WHEREOF, Landlord and Tenant have executed and delivered this Memorandum of Termination of Lease as of the date set forth above.

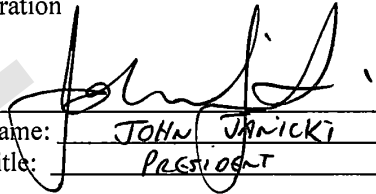
**Landlord:**

STANISLAW PROPERTIES, L.L.C., a Washington  
limited liability company

By   
Name: MARY MCGOFFIN  
Title: MEMBER

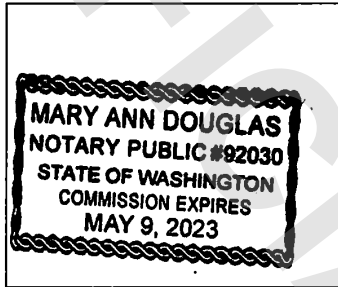
**Tenant:**

JANICKI INDUSTRIES, INC., a Washington  
corporation

By   
Name: JOHN JANICKI  
Title: PRESIDENT

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

This record was acknowledged before me on August 21, 2020, by  
MARY MCGOFFIN as MEMBER of STANISLAW PROPERTIES, L.L.C.,  
 a Washington limited liability company.

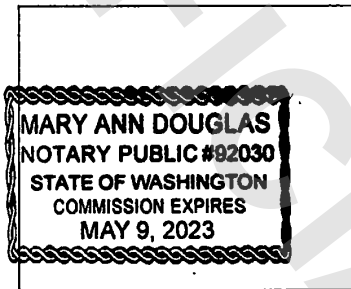


(Use this space for notarial stamp/seal)

Mary Ann Douglas  
 (Signature of officer)  
 Notary Public in and for the State of  
 Washington, residing at SKAGIT County  
 My commission expires: May 9, 2023

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

This record was acknowledged before me on August 21, 2020, by  
JOHN JANICKI as PRESIDENT of JANICKI INDUSTRIES, INC., a  
Washington corporation.



(Use this space for notarial stamp/seal)

Mary Ann Douglas  
(Signature of officer)  
Notary Public in and for the State of  
Washington, residing at SKAGIT County  
My commission expires: MAY 9, 2023

**EXHIBIT A-1****Legal Description****P39412:****PARCEL A:**

Tracts 1, 2 and 3, SKAGIT COUNTY SHORT PLAT NO. 11-84, approved May 23, 1984 and recorded October 17, 1984 in Volume 6 of Short Plats, pages 179 and 180, under Auditor's File No. 8410170004, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter in Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

**PARCEL B:**

That portion of the East Half of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, lying Northerly of the Great Northern Railway Company right-of-way;

EXCEPT the West 30 feet thereof;

ALSO EXCEPT the North 60 feet thereof;

AND ALSO EXCEPT that portion thereof lying Southerly of a sewer line as the same existed on May 1, 1970 and was referred to in Real Estate Contract recorded May 18, 1970, under Auditor's File No. 739080, records of Skagit County, Washington; and which runs in a Westerly direction from a point on the West line of the county road along the East line of said subdivision which is 351 feet, more or less, North of the centerline of the State Highway 20;

AND ALSO EXCEPT the East 20 feet for a road conveyed to Skagit County by Deed recorded under Auditor's File No. 57468, records of Skagit County, Washington;

AND FURTHER EXCEPTING any portion lying within the boundaries of Short Plat 92-019 recorded August 30, 1995 under Auditor's File No. 9508300056, records of Skagit County, Washington;

**P39415:**

The South Half for the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT county road,, State Highway and railway right of way;

AND EXCEPT the West 396 feet thereof.

**P107872; P107870; P107869:**

Tracts 1, 3 and 4 of SKAGIT COUNTY SHORT PLAT NO. 93-019, approved August 25, 1925, and recorded August 30, 1995, in Volume 12 of Short Plats, page 25, under Auditor's File No. 9508300056, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian.

**P39397:**

That portion of the West Half of the Northwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, lying South and East of the County road, (formerly right-of-way of the Puget Sound and Baker River Railway Company);

EXCEPT the West 194 feet thereof.

**P39396; P39399; P39400;**

**PARCEL A:**

That portion of Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 described as follows:

Beginning at the Southwest corner of Lot 16, Wedmore Addition, as recorded in (Volume 9 of Plats, page 115, records of Skagit County, Washington);  
Thence Northerly along the West line of Lot 16 to Calkin Place;  
Thence Westerly along Calkin Place to the Northeast corner of Lot 17, Wedmore Addition;  
Thence Southerly along the East line of Lot 17 to the Southeast corner of Lot 17;  
Thence Easterly to the true point of beginning.

**PARCEL B:**

The North Half of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter in Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT the South 112 feet thereof;

AND EXCEPT the East 20 feet thereof for road;

**PARCEL C:**

The South 112 feet of the North Half of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT the East 220 feet thereof;

AND EXCEPT that portion, if any, lying within the South 20 rods of the East 40 rods of the Northwest Quarter of the Southeast Quarter of said Section 18.

P105289; P105290:

PARCEL A:

Lots 6 & 7, BINDING SITE PLAN NO. SW-01-93, (Sunset Industrial Park), recorded in Volume 11 of Short Plats, pages 83 & 84, under Auditor's File No. 9406100051, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Southeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, and Tracts 14 & 15, SEDRO ACREAGE, according to the plat thereof recorded in Volume 3 of plats, page 35.

PARCEL B:

An easement for ingress, egress and utilities over, under and across Sunset Park Drive, as shown on BINDING SITE PLAN NO. SW-01-93, (Sunset Industrial Park), recorded in Volume 11 of Short Plats, pages 83 & 84, under Auditor's File No. 9406100051, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Southeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, and Tracts 14 & 15, SEDRO ACREAGE, according to the plat thereof recorded in Volume 3 of plats, page 35.