

Prepared by, recording requested by, and when recorded mail to:

FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402, PH. 208-528-9895  
1005493232A  
Option Agreement ID: 2021012-NONUG

Property APN: P111119

(Space Above for Recorder's Use)

**TERMINATION OF MEMORANDUM OF  
POINT DIGITAL FINANCE OPTION PURCHASE AGREEMENT**

This TERMINATION OF MEMORANDUM OF POINT DIGITAL FINANCE OPTION PURCHASE AGREEMENT (this "Termination") is to be effective as of October 13, 2021 (the "Effective Date") and is entered into and delivered by Kingsbridge Alternative Strategies Fund, LP, a Delaware limited partnership ("Current Benefited Party").

**RECITALS**

A. W. Scott Irving and Robin Thaut Irving ("Owner") and Point Digital Finance, Inc., a Delaware corporation, and its successors and assignees ("Original Benefited Party") are parties to that certain unrecorded Point Digital Finance Option Purchase Agreement, dated as of February 28, 2021 (the "Option Agreement"), pursuant to which Owner granted and conveyed to Original Benefited Party the option to purchase an undivided percentage interest in that certain real property and improvements thereon in County of Skagit, State of Washington as more particularly described in Schedule A attached hereto and incorporated herein by this reference, and commonly known as 8572 Southridge Pl, Anacortes, WA 98221 (the "Property").

B. A Memorandum of Point Digital Finance Option Purchase Agreement relating to the Option Agreement was filed for record on May 11, 2021 as Document Number 202105110141 in the public records of the Official Records of the County of Skagit, State of Washington (the "Memorandum") and was fully assigned to Current Benefited Party on May 12, 2021 as Document Number 202105120005.

C. The Option Agreement has been terminated with respect to the Property as of October 13, 2021, and Current Benefited Party desires to have the Memorandum terminated and released of record.

NOW, THEREFORE, in consideration of the foregoing, the Current Benefited Party hereby agrees as follows:

1. Current Benefited Party hereby terminates and releases the Memorandum.
2. This Termination is being executed and recorded solely to give notice of the termination of the Option Agreement as to the Property and all of Current Benefited Party's rights thereunder, and to terminate the Memorandum and to release said Memorandum of record.
3. This Termination shall be governed by and construed under the laws of the State of Washington, without regard to conflict of laws principles.

**[Signatures on Following Page]**

IN WITNESS WHEREOF, the undersigned Current Benefited Party has executed this Termination of Memorandum as of the date set forth above.

**CURRENT BENEFITED PARTY:**  
Kingsbridge Alternative Strategies Fund, LP

By: RoundPoint Mortgage Servicing Corporation, its attorney-in-fact

  
\_\_\_\_\_  
Edward Best, AVP Special Loans

\_\_\_\_\_  
10.22.2021  
Date


**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of South Carolina    )  
  )ss.  
County of York                )

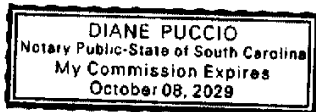
On Oct. 22, 2021 before me, **Diane Puccio**, a notary public in and for the said state, personally appeared Edward Best, AVP Special Loans, personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

  
\_\_\_\_\_  
**Diane Puccio**

Notary Public for the State of South Carolina

My commission expires: **October 8, 2029**



**SCHEDULE A****LEGAL DESCRIPTION**

The following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, "Plat of Estates at Summit Park, Division II", as per plat recorded in Volume 16 of Plats, pages 162 and 163, records of Skagit County, Washington.

Together with that portion of Lot 7 of the "Plat of Estates at Summit Park, Division II", in a portion of the Northeast 1/4 of Section 9, Township 34 North, Range 2 East W.M., as recorded in Volume 16 of Plats, pages 162 and 163, records of Skagit County, Washington, under Auditor's File No. 9703190068, described as follows:

Beginning at the Northeast corner of said Lot 7; thence North 62 degrees 32'51" West, along the North line of said lot and the South margin of South Ridge Place, 83.66 feet; thence South 21 degrees 01'33" West, 54.44 feet; thence South 12 degrees 04' 57" West, 70.72 feet; thence South 30 degrees 27'49" West, 144.76 feet to an angle point in the East line of said lot which lies South 41 degrees 25' 51" West, 275.00 feet from the point of beginning; thence North 41 degrees 25'51" East, along said East line, 275.00 feet to the point of beginning.

Parcel ID No.: P111119

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[end of legal description]