

Upon recordation return to:
Robert N. Brier
Brier, Irish & Hubbard, P.L.C.
6245 North 24th Parkway, Suite 100
Phoenix, Arizona 85016-2029

**TERMINATION AND RELEASE OF
MEMORANDUM OF PURCHASE AND SALE AGREEMENT**

WHEREAS, that certain Memorandum of Purchase and Sale Agreement was filed of record on June 18, 2021 in Instrument 202108160061, in the Records of Skagit County, Washington (the "Memorandum"), regarding the following described real property:

LOT 2, MOUNT VERNON SHORT PLAT NO. MV-5-98, APPROVED AUGUST 30, 1999, AUDITOR'S FILE NO. 199908310020, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Memorandum is hereby released and the undersigned parties acknowledge and agree that they have no further rights or obligations with respect to the Memorandum.

This Termination and Release of Memorandum of Purchase and Sale Agreement ("Release Agreement") may be executed in counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute on and the same Release Agreement.

In Witness Whereof, the parties have executed this Memorandum Purchase and Sale Agreement on this 5th day of ~~October~~^{May}, 2022.

SELLER:

M AND B III, LLC,
a Washington limited liability company

By: [Signature]
Name: Michael Watters
Its: Managing Member

BUYER: .

AVALON DEVELOPMENT, LLC,
an Arizona limited liability company

By: [Signature]
Name: Scott Whittington
Its: Manager

[Notary acknowledgments on following page.]

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 5th day of ~~October~~ ^{May 2022}, 2021, by Scott Whittington, the Manager of AVALON DEVELOPMENT, LLC, an Arizona limited liability company, and acknowledged that he executed the within and the foregoing instrument for and on behalf of said limited liability company, being authorized so to do, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal **Signed in counterpart**

Notary Public

My Commission Expires:

STATE OF Washington)
) ss.
County of Whatcom)

The foregoing instrument was acknowledged before me this 27 day of April, 2022, by Michael Watters the Managing Member of M AND B III, LLC, a Washington limited liability company, and acknowledged that he executed the within and the foregoing instrument for and on behalf of said limited liability company, being authorized so to do, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Vanessa Palma

Notary Public

My Commission Expires:

09/07/2025

