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01/18/2023 01:43 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Dena Thompson
DATE 1-18-23

COPY

State of Washington

TERMINATION OF COMMERCIAL LEASE

VIA

Recorded File Number: 201905160046

Recorded File Date: 5/16/2019

Legal: P74105 FRAC BLOCK 2, THE MAP OF LACONNER, WHATCOM COUNTY, WASHINGTON TERRITORY, 1872, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel: P74105

Tax Account: 4123-024-000-0004

Grantor: Blackfish

Grantee: Grupa Fiducia, LLC

Blackfish Gallery

512 1st Street

La Conner, WA 98257

To Tenant Listed Above:

This letter serves as notice to you that the lease agreement dated April 01, 2019, for 512 1st Street, La Conner, WA 98257 (the "Premises") will terminate before the expiration of the lease term on January 01, 2021. (the "Termination Date") As such, you, and any others still in possession of the premises must vacate the premises by January 01, 2021, on such date.

All terms and obligations of the lease shall remain in full force and effect through the Termination Date including but not limited to, if applicable, your obligation to schedule movers, provide insurance and pay any fees associated with your move-out. State law may provide for your recovery of abandoned property (personal property you leave at the property after the Termination Date), but those rights, if any, are limited and there may be additional costs to recover abandoned property. Also, we reserve the right to advertise and show the Premises during reasonable hours.

Signature

EXHIBIT "A"**Legal Description**

For APN/Parcel ID(s): P74457 / 4129-018-007-0003, P74105 / 4123-024-000-0004 and P74458 /

4129-018-007-0102 PARCEL "A":

Tract 7 of "CORRECTED SUPPLEMENT TO PLATE 18, TIDE AND SHORE LANDS OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LACONNER HARBOR", according to the official map thereof in the Office of the State Land Commissioner at Olympia, Washington, EXCEPT the Southerly 114 feet as conveyed to Glen A. Cornwall by deed dated January 22, 1942 and recorded July 23, 1942, in Volume 186 of Deeds, page 577.

ALSO, Tract 2 of "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 conveyed to the Town of LaConner by Deed dated July 20, 1915 and recorded December 2, 1942, under Auditor's File No. 358036, in Volume 187 of Deeds, page 536.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

The Southerly 114 feet of Tract 7 of "CORRECTED SUPPLEMENT TO PLATE 18, LACONNER TIDE LANDS", as per map thereof filed in the office of the Commissioner of Public Lands at Olympia, Washington, EXCEPT that portion conveyed to the Town of LaConner by deed dated July 20, 1915, filed December 2, 1942, under Auditor's File No. 358036, and recorded in Volume 187 of Deeds, page 536.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "C":

A portion of the Harbor Area fronting Tract 7, as shown on the 1986 Corrected Supplement to Plate 18 of LaConner Tidelands as shown on the official map on file at the Office of the Commissioner of Public Lands, Olympia, Washington, more particularly described as follows:

Beginning at the lead plug at the intersection of First Street and Benton Street: thence North 58°47'00" West 45.00 feet; thence North 31°13'00" East 20.00 feet; thence North 58°47'00" West 57.00 feet, more or less, and the true point of beginning; thence North 58°47'00" West 27.00 feet, more or less; thence North 29°57'00" East 122.00 feet, more or less; thence South 58°47'00" East 60.00 feet, more or less; thence South 18°16'00" West 94.00 feet, more or less; thence North 58°47'00" West 18.00 feet, more or less; thence South 31°13'00" West 7.00 feet, more or less; thence North 58°47'00" West 20.00 feet more or less; thence South 31°13'00" West 6.00 feet, more or less;

thence North 58°47'00" West 7.00 feet, more or less; thence South 31°13'00" West 6.00 feet, more or less; thence North 58°47'00" West 5.00 feet, more or less; thence South 31°13'00" West 15.00 feet, more or less, to the point of beginning;

PARCEL "C-1":

A portion of the Harbor Area fronting Tract 7, as shown on the 1986 Corrected Supplement to Plate 18 of La Conner Tidelands as shown on the official map on file at the Office of the Commissioner of Public Lands in Olympia, Washington, more particularly described as follows:

Beginning at the lead plug at the intersection of First Street and Benton Street; thence North 58°47'00" West 95.00 feet; thence North 31°13'00" East 21.00 feet; thence North 13°55'00" East 127.00 feet, more or less, to the true point of beginning; thence North 58°47'00" West 35.00 feet to a point on the outer harbor line; thence North 29°57'00" East 10.40 feet; thence South 89°55'40" East 68.00 feet, more or less; thence South 16°00'00" West 45.0 feet, more or less; thence North 58°47'00" West 26.00 feet, more or less, to the point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "C-2":

A portion of the Harbor Area fronting Tract 7, as shown on the 1986 Corrected Supplement to Plate 18 of La Conner Tidelands as shown on the official map at the Office of the Commissioner of Public Lands in Olympia, Washington, more particularly described as follows:

Beginning at the lead plug at the intersection of First Street and Benton Street; thence North 58°47'00" West 45.00 feet, more or less; thence North 31°13'00" East 20.00 feet, more or less; thence North 58°47'00" West 120.00 feet, more or less, to a point on the outer harbor line and the true point of beginning; thence Northeasterly along the outer harbor line 120.03 feet, more or less; thence South 58°47'00" East 35.00 feet, more or less; thence South 29°57'00" West 120.03 feet, more or less; thence North 58°47'00" West 35.00 feet, more or less, to the point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

State of Washington

TERMINATION OF COMMERCIAL LEASE

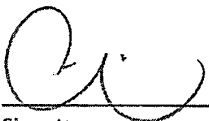
ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of WASHINGTON,

County of SKAGIT,

On this day, personally appeared before me, MICHAEL GIRDNER, to me known to be the person(s) described in and who executed the within instrument and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this day of DECEMBER 20TH, 2022.



Signature

