

WHEN RECORDED RETURN TO:

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208161-LT

Document Title: Satisfaction and Release of Memorandum of Agreement
 Grantor/Borrower/Seller: Agate Two, L.L.C., a Washington limited liability company
 Grantee/assignee/beneficiary: LRW Properties, L.L.C., a Washington limited liability company
 Legal Description: Lots 11 and 12, Block 7, "Knutzen's Add to the Town of Burlington" Ptn of Lot 2, Blk 134, "First Add to Burlington" Complete legals contained on Pages 8 and 9 Lot 3, Blk 134, "First Add to Burlington"
 Tax Parcel Nos.: P72739 / 4089-007-012-0007 P72188 / 4077-134-002-0104 P72189 / 4077-134-003-0004

SATISFACTION AND RELEASE OF MEMORANDUM OF AGREEMENT

AGATE TWO, L.L.C., a Washington limited liability company ("Agate Two") acknowledges that it has received from LRW PROPERTIES, L.L.C., a Washington limited liability company ("LRW") the funds due and owing Agate Two, LLC as required to be paid under the Memorandum of Agreement dated September 28, 2020, and recorded under AFN 202010080016. The obligation under the Memorandum of Agreement and the corresponding monetary obligation under Settlement Agreement dated September 28, 2020 is fully satisfied and released. All other terms and conditions of the said Settlement Agreement remain in full force and effect, but in no way constitute a lien on the Property described in Exhibit A, which was the subject of the Memorandum of Agreement.

Dated: April 5, 2023

AGATE TWO, L.L.C.



By: Brent Walker, Member



By: Cheri Walker, Member

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 California)
County of Riverside)
On April 5, 2023 before me, Laura Stotts, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Brent Walker and Cheerie Walker
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF LRW PROPERTY

LRW PARCEL A:

P72739

Lots 11 and 12, Block 7, "Knutzen's Addition to the Town of Burlington", as per Plat recorded in Volume 3 of Plats, page 80, records of Skagit County, Washington, and that portion of the West 15 feet of the vacated, unnamed street to the East of said Lots that is adjacent to and abutting upon.

Together with the South 12.03 feet of Lot 10, Block 7, "Knutzen's Addition to the Town of Burlington", as per Plat recorded in Volume 3 of Plats, page 80, records of Skagit County, Washington. Also together with the West 15 feet of the vacated, unnamed street to the East of said South 12.03 feet of said Lot 10 that is adjacent to and abutting upon.

Situate in the City of Burlington, County of Skagit, State of Washington.

LRW PARCEL B:

P72188

That portion of Lot 2, Block 134, "First Addition to Burlington", as per plat recorded in Volume 3 of Plats at page 11, records of Skagit County, Washington, and also that portion of the vacated street along the West line of said Lot 2, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2;
thence South 88°26'05" East along the South line of said Lot 2 a distance of 184.12 feet to the Westerly right of way line of the Burlington Northern Railroad;
thence North 6°53'24" West along said right of way line a distance of 59.04 feet;
thence North 88°26'18" West a distance of 175.88 feet to the East line of vacated street;
thence North 88°52'08" West a distance of 15.00 feet to the centerline of said vacated street;
thence South 1°07'52" West along said centerline a distance of 58.39 feet to a point which bears North 88°52'08" West from the Point of Beginning;
thence South 88°52'08" East a distance of 15.00 feet to the Point of Beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

LRW PARCEL C:

P72189

Lot 3, Block 134, "First Addition to Burlington", as per plat recorded in Volume 3 of Plats at page 11, records of Skagit County, Washington, and that portion of the vacated unnamed street adjoining and abutting upon the Westerly boundary of said Lot and lying Northerly of the East extension of the South line of Block 7, "Knutzen's Addition to the Town of Burlington", as per Plat recorded in Volume 3 of Plats, page 80, which upon vacation reverted to said premises by operation of law.

Situate in the City of Burlington, County of Skagit, State of Washington.