

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Craig E. Cammock
Skagit Law Group, PLLC
P.O. Box 336/227 Freeway Drive, Suite B
Mount Vernon, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 08/11/2023

209727-LT

Grantors: RYAY, LLC, a Washington limited liability company
THRIVE COMMUNITY FITNESS ANACORTES, LLC, a Washington
limited liability company

Grantees: RYAY, LLC, a Washington limited liability company
THRIVE COMMUNITY FITNESS ANACORTES, LLC, a Washington
limited liability company

Abbreviated Legal: Lot 2B, BLA AFN 200306060196

Additional Legal on page: Exhibit A

Assessor's Tax Parcel Nos.: 350219-0-040-0100; P118625

Reference Nos. of Documents

Assigned or Released: 200511180091 (Memorandum of Lease)
201506040025 (Memorandum of Extension of Lease)
201510290026 (Assignment of Lease)
201909130153 (Statutory Warranty Deed)

NOTICE OF TERMINATION OF LEASE

THIS NOTICE OF TERMINATION OF LEASE is made and entered into this 18 day of Feb., 2020, by and between RYAY, LLC, a Washington limited liability company ("Landlord"), and THRIVE COMMUNITY FITNESS ANACORTES, LLC, a Washington limited liability company ("Tenant").

RECITALS

A. RYAY, LLC, a Washington limited liability company, and ANACORTES CONCEPT, LLC, a Washington limited liability company, as Landlords, entered into a Lease Agreement dated November 15, 2005, with THRIVE COMMUNITY FITNESS ANACORTES, LLC, a Washington limited liability company, for the real property and improvements having a common street address of 1609 R Avenue, Anacortes, Skagit County, Washington, legally described on **Exhibit A** attached hereto and incorporated herein by this reference. A Memorandum of the Lease was recorded on November 18, 2005, under Skagit County Auditor's File No. 200511180091.

B. Landlords and Tenant entered into an Extension of Lease, and a Memorandum of Extension of Lease was recorded on June 4, 2015, under Skagit County Auditor's File No. 201505040025.

C. ANACORTES CONCEPT, LLC, subsequently assigned its interest under the Lease and Extension of Lease to RYAY, LLC, by Assignment of Lease dated October 6, 2015, and recorded on October 29, 2015, under Skagit County Auditor's File No. 201510290026.

D. RYAY, LLC, subsequently sold the real property and improvements to CULVER PROPERTIES, LLC, a Washington limited liability company, an affiliate of Tenant, thereby terminating the Lease. The Statutory Warranty Deed for the conveyance was recorded on September 13, 2019, under Skagit County Auditor's File No. 201909130153.

NOTICE OF TERMINATION OF LEASE

RYAY, LLC, as Landlord, and THRIVE COMMUNITY FITNESS ANACORTES, LLC, as Tenant, hereby provide notice that the Lease for the real property and improvements legally described on **Exhibit A** terminated effective with the sale of the real property and improvements identified in Recital D above. The parties agree that no claims arising from the Lease remain unsatisfied.

LANDLORD:

TENANT:

RYAY, LLC, a Washington limited liability company

THRIVE COMMUNITY FITNESS ANACORTES, LLC, a Washington limited liability company

By: Richard K. Youngberg

Richard K. Youngberg, its Managing Member

Dated: 2-18-, 2020.

By: Joe Culver

Joe Culver, its Member

Dated: 8-1, 2020.23

STATE OF _____ }
 COUNTY OF _____ } ss. **See Attached**
See attached

I certify that I know or have satisfactory evidence that Richard K. Youngberg is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of RYAY, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

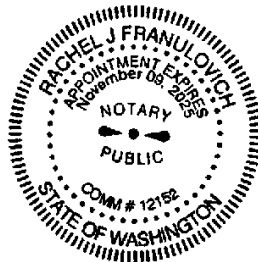
GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 2020.

 Printed Name _____
 NOTARY PUBLIC in and for the State of _____
 Residing at: _____
 My Commission Expires _____

STATE OF WASHINGTON }
 COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Joe Culver is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Member of Thrive Community Fitness Anacortes, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1st day of August, 2023



Rachel J. Franulovich
 Printed Name Rachel Franulovich
 NOTARY PUBLIC in and for the State of Washington
 Residing at: Anacortes
 My Commission Expires 11-08-2025

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 California
County of RIVERSIDE

On FEBRUARY 18TH 2020 before me, Raul Alvarez
(insert name and title of the officer)

personally appeared Richard Kenneth Youngberg
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] (Seal)



EXHIBIT A
(Legal Description)

Lot 2B of that certain Boundary Line Adjustment Survey recorded June 6, 2003, under Auditor's File No. 200306060196, being a revision of Lots 2A, 2B, 2C and 2D, "Seafarer's View", as recorded under Auditor's File No. 200112030101, and that certain Boundary Line Adjustment Survey recorded April 29, 2003, under Auditor's File No. 200304290104, records of Skagit County, Washington; being in portions of Government Lots 1 and 2, Section 19, Township 35 North, Range 2 East, W.M., and of "Plate No. 10 Tide and Shore Lands of Section 19, Township 35 North, Range 2 East, W.M., Anacortes Harbor", according to the official map thereof on file with the State Land Commissioner at Olympia, Washington.

Situate in the City of Anacortes, State of Washington.