

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 05/09/2024

Prepared by and mail to:
Sounder Energy Storage, LLC
800 Taylor Street, Suite 200
Durham, NC 27701
Attn: Legal Department
Randy Herman, Esq.
Parcel Nos. P40430, P40432, P40427, 40419, & 40433
Legal Description: See Exhibit A

TERMINATION AND RELEASE OF
ENERGY STORAGE GROUND
LEASE AGREEMENT

SOUNDER ENERGY STORAGE, LLC a North Carolina limited liability company, hereby terminates and releases all of its right title and interest in and to that certain Energy Storage Ground Lease Agreement dated October 11, 2022, (the “Lease”) related to those certain parcels of land located in Skagit County, Washington (the “Premises”) more particularly described on Exhibit “A” attached hereto and made a part hereof, between it and **FRUITDALE PROPERTY, LLC**, evidenced by a Memorandum of Energy Storage Ground Lease Agreement dated October 11, 2022, and recorded January 11, 2023, in the Skagit County Auditor’s Office, Skagit County, Washington as Instrument No. 202301110037 (incorporated herein by reference).

[End of Text. Signature Page Follow.]

Witness my hand and seal this 6 day of May 2024.

SOUNDER ENERGY STORAGE, LLC,
a North Carolina limited liability company

By: **Strata Manager, LLC,**
a North Carolina limited liability company,
its Manager


By:


Markus Wilhelm,
Manager

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

On this 6 day of May 2024, before me appeared **Markus Wilhelm**, to me personally known, who, being duly sworn, did say as he is a Manager of Strata Manager, LLC, which is the Manager of **Sounder Energy Storage, LLC** and that said instrument was signed on behalf of said limited liability company, and said officer acknowledged said instrument to be the free act and deed of said limited liability company.


Notary Public: Denise Shipley
My Commission expires: 6.8.2025

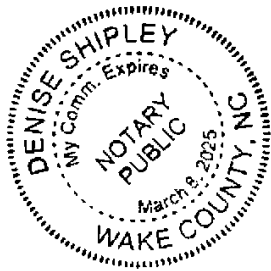


Exhibit A
Legal Description of the Premises

Commonly known as Assessor's Parcel IDs:

P40430, P40419, P40427, and P40433, and a portion of P40432

PARCEL P40430:

The South 330 feet of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 35 North, Range 5 East, W.M., EXCEPT the West 660 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL P40432:

The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 35 North, Range 5 East, W.M.,

EXCEPT the following described tracts:

a.) Beginning at a point 16 feet North of the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 30;

thence North 50 feet along the present County Road;

thence East 125 feet;

thence South 50 feet;

thence West 125 feet to the point of beginning.

b.) A strip of land 18 feet in width used for private road purposes along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 30 and extending Easterly a distance of 450 feet from the County road along the West line of said tract.

c.) Beginning at a point 66 feet North of the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 30;

thence run North 300 feet;

thence East 346 feet;

thence South 350 feet;

thence West 221 feet;

thence North 50 feet;

thence West 125 feet to the point of beginning.

ALSO EXCEPT the West 1/2 of the West 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 35 North, Range 5 East, W.M., EXCEPT a strip of land 20 feet wide off the West side thereof for road purposes.

Situate in the County of Skagit, State of Washington.

PARCEL "P40427":

The North 75 feet of the South 91 feet of the West 185 feet of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 35 North, Range 5 East, W.M., EXCEPT the West 20 feet thereof conveyed to Skagit County for road purpose by deed recorded under Auditor's File No. 75379.

Situate in the County of Skagit, State of Washington.

PARCEL "40419":

That portion of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 35 North, Range 5 East W.M., described as follows:

Beginning at a point 91 feet North of the Southwest corner of said Northeast 1/4 of the Northeast 1/4 of Section 30, Township 35 North, Range 5 East, W.M.:

thence North 275 feet;
thence East 346 feet;
thence South 350 feet;
thence West 161 feet;
thence North 75 feet;
thence West 185 feet to the point of beginning;

EXCEPT the West 20 feet thereof conveyed to Skagit County for road purpose by deed recorded under Auditor's File No. 75379.

Situate within the County of Skagit, State of Washington.

PARCEL "40433":

The West 1/2 of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 35 North, Range 5 East, W.M., EXCEPT the West 20 feet thereof conveyed to Skagit County for road purpose by deed recorded under Auditor's File No. 75379.

Situate in the County of Skagit, State of Washington.

End of Exhibit A