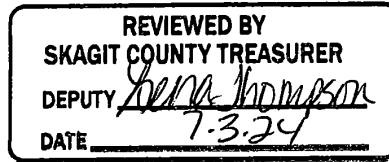




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07/03/2024 01:28 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor



Document Title:

Termination of Residential Lease of Land Owned by the Swinomish Indian Tribal Community

Reference Number : 200907230126, 200907230127

Grantor(s):

☐ additional grantor names on page ____.

1. Swinomish Indian Tribal Community

2.

Grantee(s):

☐ additional grantee names on page ____.

1. Anthony Cladoosby

2.

Abbreviated legal description:

☐ full legal on page(s) ____.

Lot 21, Tallawhalt Phase I, Sec.36, T34N, R02E, W.M.

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

P20911

**TERMINATION OF
RESIDENTIAL LEASE OF LAND
OWNED BY THE SWINOMISH INDIAN TRIBAL COMMUNITY**

Lease No. 020
Parcel No. P20911
Allotment No. 122 T1027

Effective February 20, 2024 (the "Effective Date") the lease by and between the Swinomish Indian Tribal Community, a federally recognized Indian Tribe reorganized pursuant to section sixteen of the Indian Reorganization Act of 1934, "Lessor," and Anthony Cladoosby, "Lessee", effective June 16, 2008, for Lot 21 of the Plat of Tallawhalt Phase I, located at 17175 Squi-Qui Lane, Swinomish Indian Reservation, La Conner, WA, is hereby terminated and Lessor exercises its option to acquire Lessee's leasehold interest.

RECITALS

A. Lessor and Lessee are parties to that Lease No. 020, recorded under Skagit County Auditor's File No. 200907230126 (the "Lease") for the real property commonly known as 17175 Squi-Qui Lane, Swinomish Indian Reservation, La Conner, Washington 98257 (the "Property").

B. Pursuant to Swinomish Tribal Court Order in Case No. CVFC-2014-0044, dated September 12, 2023 (the "Order"), the leasehold mortgage recorded under Skagit County Auditor's File No. 200907230127 held by Lessee is foreclosed and terminated for failure to pay under the terms therein.

C. Pursuant to Section 11 of the Lease and the Order's authorization to sell the Lease at a foreclosure auction, subsequent to Lessee's breach of an agreement under the leasehold mortgage for which the Lease was pledged as security, the Lessor exercises its option to acquire the interest under the Lease and terminate Lessee's interest thereto.

TERMINATION

NOW, THEREFORE, pursuant to court order and Section 11 of the Lease, the Lease is hereby terminated as follows:

1. Termination. Subject to the terms and conditions herein, the Lease shall terminate as of 11:59 p.m. on February 20, 2024 (the "Termination Date") and shall be of no further force or effect as of the Termination Date, subject to the terms and conditions hereof. Pursuant to the Order, the interest in the Lease and leasehold is terminated and all rights in the Property are transferred to the Lessor.

2. Rent. The Lessee shall have no further obligation to pay any Rent under the Lease, including for the effective period of the Lease and the period after the Termination Date.

3. Removal. The Parties acknowledge that Lessee has vacated the Property, leaving the dwelling and related structures and improvements thereon. Lessee's failure to satisfy all the terms of the associated Promissory Note did not entitle Lessee to remove the dwelling and related structures and improvements, and the same are now property of the Lessor.

The undersigned hereby confirms to the foregoing termination, effective February 20, 2024.

Lessor:

Steve Edwards
Steve Edwards, Chairman
Swinomish Indian Tribal Community
11404 Moorage Way
La Conner, WA 98257

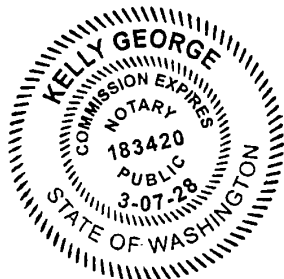
4/11/2024
Date

NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS. INDIVIDUAL ACKNOWLEDGEMENT
COUNTY OF SKAGIT)

I, Kelly George, Notary Public in and for the State of Washington, do hereby certify that on this 11th day of April, 2024, personally appeared before me Steve Edwards, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed the same as a free and voluntary act and deed for the uses and purposes herein mentioned.

Signed and sworn to before me this 11th day of April, 2024.



Kelly George
Printed Name: Kelly George
Notary Public in and for the State of Washington
My appointment expires: 3-7-28