

**After Recording Return To:**

**Kinne Hawes**  
**VANDEBERG JOHNSON GANDARA PS**  
**1201 Pacific Avenue, Suite 1900**  
**Tacoma WA 98402-4391**

**400066-LT**

|                                                        |                                               |
|--------------------------------------------------------|-----------------------------------------------|
| Grantor(s):                                            | JJMD Investments, LLC and JJMD Buildings, LLC |
| Grantee(s):                                            | JJMD Buildings, LLC                           |
| Reference Number(s) of Documents assigned or released: | 200310310138                                  |
| Legal Description (abbreviated):                       | Ptn SE NE, 19-35-4, E W.M.                    |
| Additional legal(s) on Page                            | <u>4</u>                                      |
| Assessor's Property Tax Parcel/Account Numbers:        | 350419-1-012-0008 / <b>P36908</b>             |

**MEMORANDUM OF TERMINATION OF GROUND LEASE**

This Memorandum of Termination of Ground Lease is made September 9, 2025 between JJMD Investments, LLC ("Landlord") and JJMD Buildings, LLC ("Tenant").

Grantor and Grantee are parties to that Land Lease agreement dated October 30, 2003 pursuant to which Grantee leased to Tenant the real property described in Exhibit A, attached hereto, a Memorandum of which was recorded under Auditor's File No. 200310310138, Records of Skagit County (the "Ground Lease").

For good and valuable consideration, Grantor and Grantee entered into an Agreement to Terminate Ground Lease dated effective on September 9, 2025 (the "Termination Agreement"). In the event of any conflict between this Memorandum and the Termination Agreement, the Termination Agreement shall control. This Memorandum is executed solely to record notice of the existence of the Termination Agreement.

JJMD Investments, LLC

By: \_\_\_\_\_

Its Member

JJMD Buildings, LLC

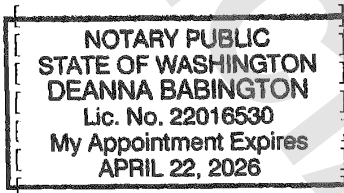
By: \_\_\_\_\_

Its Member

STATE OF WASHINGTON     )  
                                          ) ss.  
County of Skagit            )

This record was acknowledged before me this 9th day of September, 2025, by James J. Duffy as the Member of JJMD Investments, LLC and as the member of JJMD Buildings, LLC.

For recording in the state of Washington,  
the Notarial Seal must be fully legible  
and cannot intrude into document margins.  
Please affix seal in the space provided.



Deanna Babington  
[Print Name] Deanna Babington  
NOTARY PUBLIC in and for the State of  
Washington, residing at Burlington  
My appointment expires: 4-22-2026

**EXHIBIT A**

**Legal Description**

Attached

**Exhibit A**

That portion of the following described Parcels "A", "B" and "C" lying Southerly of an arc line described as follows:

BEGINNING at a point on the West line of Parcel "A" below described, 1,000 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;  
thence Easterly along the arc of a curve whose radius is 1,000 feet and whose central point is said intersection of the centerline of Cook Road and Interstate 5 to the Westerly line of the Sam Bell Road right of way and the terminus of this arc line.

Parcel "A"

Lot B, Short Plat No. 22-82, approved July 29, 1982, recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M.

EXCEPTING therefrom the South 40 feet of the West 200 feet of said Lot B as measured along the West and South lines thereof;

TOGETHER WITH a non-exclusive easement for road across Regency Place as the same is shown on the face of said Short Plat No. 22-82.

Parcel "B"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the Westerly line of what is commonly known as the S.L. Bell Road, as said road existed on August 9, 1920, where said Westerly line intersects the North line of said subdivision;  
thence West along the said North line, 436 feet;  
thence Southerly and Easterly parallel with the Westerly line of the above mentioned S.L. Bell Road, 500 feet;  
thence Easterly at right angles to a point on the Westerly line of said S.L. Bell Road that is 500 feet Southeasterly as measured along said road, from the POINT OF BEGINNING;  
thence Northerly and Westerly along said Westerly line, 500 feet to the POINT OF BEGINNING;

Parcel "C"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of said subdivision;  
thence North 87°32'12" West along the North line of said subdivision 711.36 feet to the West right of way line of Old 99 Highway;  
thence South 5°37'37" East along said highway right of way, 500 feet to the TRUE POINT OF BEGINNING;  
thence North 87°32'12" West, 436.0 feet;

thence South 81°47'07" East, 444.57 feet to the West line of Old 99 Highway;  
thence North 5°37'37" West along said line, 45.00 feet to the TRUE POINT OF BEGINNING;

EXCEPTING from the above described "Tract X"

Tract "X"

BEGINNING at a point on the West line of said Lot B, Short Plat 22-82, 1,000.00 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;  
thence South 20°11'00" East along said West line of Lot B, Short Plat No. 22-82 for a distance of 176.63 feet to an angle point on said West line;  
thence South 37°46'43" East along said West line for a distance of 370.32 feet, more or less, to the Northwesterly corner of the South 40 feet of the West 200 feet of said Lot B (as measured along the West and South lines thereof);  
thence North 52°13'17" East along the Northerly line of said South 40 feet of the West 200 feet for a distance of 200.00 feet to the Northeasterly corner thereof;  
thence South 37°46'43" East along the Easterly line of said South 40 feet of the West 200 feet, or Easterly line extended, for a distance of 74.53 feet;  
thence North 15°04'59" West for a distance of 128.79 feet to a point of curvature;  
thence along the arc of said curve to the right, concave to the East, having a radius of 530.00 feet, through a central angle of 30°08'06" an arc distance of 278.76 feet, more or less, to a cusp on a non-tangent curve (being the North line of the above described parcel);  
thence along the arc of said curve to the left, concave to the South, having an initial tangent bearing of North 77°23'34" West, a radius of 1,000.00 feet, through a central angle of 12°52'10", an arc distance of 224.61 feet, more or less, to the East line of said Lot B, Short Plat 22-82;  
thence continue along said curve to the left having a radius of 1,000.00 feet, through a central angle of 13°36'21" an arc distance of 237.47 feet, more or less, to the POINT OF BEGINNING.

AND ALSO EXCEPT that portion of Lot B, Short Plat No. 22-82, approved July 29, 1982 and recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North; Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot B, Short Plat No. 22-82, also being the Northeast corner of Lot 3, Skagit County Binding Site Plan No. PL-04-0916, approved April 14, 2005 and recorded April 20, 2005, under Skagit County Auditor's File No. 200504200093;  
thence along the Northerly and Northeasterly line of said Lot 3 (being the common line with said Lot B, Short Plat No. 22-82) South 84°24'30" West for a distance of 53.05 feet to a point of curvature;

thence along the arc of said curve to the right concave to the Northeast, having a radius of 100.00 feet through a central angle of 24°02'00", an arc distance of 41.95 feet to an angle point on said North line;  
thence South 24°37'28" West for a distance of 37.67 feet to a point on a non-tangent curve;  
thence along the arc of said curve to the right, concave to the Northeast, having an initial tangent bearing of North 65°22'32" West, a radius of 118.60, through a central angle of 27°35'49", an arc distance of 57.12 feet to a point of tangency;  
thence North 37°46'43" West for a distance of 40.40 feet;  
thence leaving said Northerly and Northeasterly line of Lot 3 North 52°28'45" East for a distance of 206.13 feet, more or less, to the Easterly line of said Lot B, Short Plat No. 22-82 at a point bearing North 5°35'30" West from the POINT OF BEGINNING;

thence South 5°35'30" East along said Easterly line for a distance of 158.63 feet, more or less, to the  
POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.