

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Leonard Johnson
American Dream Real Estate
1202 Commercial Ave
Anacortes, WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 10/31/2025

Grantors: The Estate of Joy Werner (by Felicity Eadon, Personal Representative) and DMMD, LLC a Washington limited liability company (by Marilyn W. Derig, Manager and Diane W. Musgrave, Trustee of the Musgrave Revocable Trust, Member)

Grantees: American Dream Real Estate Investments Inc. (by Leonard Johnson, Owner and President)

Abbreviated Legal: Lot 17, 18, 19 and 20 Block 40, Anacortes & Tr 10, Plate 10,
Anacortes Tidelands

Additional Legal on page: Exhibit A

Assessor's Tax Parcel Nos.: P55110/3772-040-020-0002 & P32953/350219-0-045-0003

Reference Nos. Memorandum of Assignment of Lease, AFN 202103170042

NOTICE OF TERMINATION OF LEASE

THIS NOTICE OF TERMINATION OF LEASE is made and entered into this 22 day of October, 2025, by and between The Estate of Joy Werner (by Felicity Eadon, Personal Representative) and DMMD, LLC a Washington limited liability company (by Marilyn W. Derig, Manager and Diane W. Musgrave, Trustee of the Musgrave Revocable Trust, Member (Landlord) and American Dream Real Estate Investments Inc. (by Leonard Johnson, Owner and President) (Tenant).

RECITALS

- A. The Estate of Joy Werner (by Felicity Eadon, Personal Representative) and DMMD, LLC a Washington limited liability company (by Marilyn W. Derig, Manager and Diane W. Musgrave, Trustee of the Musgrave Revocable Trust, Member as Landlords, and American Dream Real Estate Investments Inc (Tenants) recorded an Assignment Memorandum of the Lease on March 17, 2021, under Skagit County Auditors' File No. 202103170042, for the real property and improvements having a common street address of 1004 12th Street in

Anacortes, Skagit County, Washington, legally described on Exhibit A attached hereto and incorporated herein by this reference.

B. The Estate of Joy Werner (by Felicity Eadon, Personal Representative) and DMMD, LLC a Washington limited liability company (by Marilyn W. Derig, Manager and Diane W. Musgrave, Trustee of the Musgrave Revocable Trust, Member), subsequently sold the property and improvements to Project 2 LLC, A Washington limited liability company. The ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ for the conveyance was recorded on 10/31/2025, under Skagit County Auditor's File No. 202510310059. * **Bargain and Sale Deed**

NOTICE OF TERMINATION OF LEASE

The Estate of Joy Werner (by Felicity Eadon, Personal Representative) and DMMD, LLC a Washington limited liability company (by Marilyn W. Derig, Manager and Diane W. Musgrave, Trustee of the Musgrave Revocable Trust, Member) as Landlord, and American Dream Real Estate Investments Inc. as Tenant, hereby provide notice that the Lease for the real property and improvements legally described in **Exhibit A** is terminated effective as of closing of the sale of the real property and improvements to Project 2, LLC.

LANDLORD:

TENANT:

The Estate of Joy Werner

American Dream Real Estate Investments Inc.

By: X
Felicity A. Eadon, Personal Representative

By: Leonard Johnson
Leonard Johnson, Owner/President

DMMD, LLC, a Washington Limited Liability Company

BY: Marilyn W. Derig
Marilyn W. Derig, Managing Member

By: _____
Diane W. Musgrave, Trustee of the Musgrave Revocable Trust, Member

B. The Estate of Joy Werner (by Felicity Eadon, Personal Representative) and DMMD, LLC a Washington limited liability company (by Marilyn W. Derig, Manager and Diane W. Musgrave, Trustee of the Musgrave Revocable Trust, Member), subsequently sold the property and improvements to Project 2 LLC, A Washington limited liability company. The ~~XXXXXX XXXXX XXXX~~ for the conveyance was recorded on 10/31/2025, under Skagit County Auditor's File No.

202510310059

*** Bargain and Sale Deed**

NOTICE OF TERMINATION OF LEASE

The Estate of Joy Werner (by Felicity Eadon, Personal Representative) and DMMD, LLC a Washington limited liability company (by Marilyn W. Derig, Manager and Diane W. Musgrave, Trustee of the Musgrave Revocable Trust, Member) as Landlord, and American Dream Real Estate Investments Inc. as Tenant, hereby provide notice that the Lease for the real property and improvements legally described in **Exhibit A** is terminated effectively with the sale of the real property and improvements. The parties agree to no claims arising from the terms of said Lease.

LANDLORD:

TENANT:

The Estate of Joy Werner
Investments Inc.

American Dream Real Estate

By: _____
By: _____
Felicity A. Eadon, Personal Representative
Owner/President

Leonard Johnson,

DMMD, LLC, a Washington Limited Liability Company

BY: _____
Marilyn W. Derig, Managing Member

By: Diane W. Musgrave
Diane W. Musgrave, Trustee of the Musgrave Revocable
Trust, Member

Anacortes, Skagit County, Washington, legally described on Exhibit A attached hereto and incorporated herein by this reference.

B. The Estate of Joy Werner (by Felicity Eadon, Personal Representative) and DMMD, LLC a Washington limited liability company (by Marilyn W. Derig, Manager and Diane W. Musgrave, Trustee of the Musgrave Revocable Trust, Member), subsequently sold the property and improvements to Project 2 LLC, A Washington limited liability company. The ~~Subsequent~~ ~~Warranty Deed~~ for the conveyance was recorded on 10/31/2025, under Skagit County Auditor's File No. 202510310059. * Bargain and Sale Deed

NOTICE OF TERMINATION OF LEASE

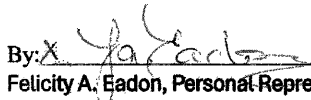
The Estate of Joy Werner (by Felicity Eadon, Personal Representative) and DMMD, LLC a Washington limited liability company (by Marilyn W. Derig, Manager and Diane W. Musgrave, Trustee of the Musgrave Revocable Trust, Member) as Landlord, and American Dream Real Estate Investments Inc. as Tenant, hereby provide notice that the Lease for the real property and improvements legally described in **Exhibit A** is terminated effective as of closing of the sale of the real property and improvements to Project 2, LLC.

LANDLORD:

TENANT:

The Estate of Joy Werner

American Dream Real Estate Investments Inc.

By: 
Felicity A. Eadon, Personal Representative

By: _____
Leonard Johnson, Owner/President

DMMD, LLC, a Washington Limited Liability Company

BY: _____
Marilyn W. Derig, Managing Member

By: _____
Diane W. Musgrave, Trustee of the Musgrave Revocable
Trust, Member

STATE OF _____ }
 COUNTY OF _____ } ss.

I certify that I know or have satisfactory evidence that Leonard Johnson, is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Owner/President of American Dream Real Estate Investments Inc., to be 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 _____, 2025.

 Printed Name _____

NOTARY PUBLIC in and for the State of _____

Residing at: _____

My Commission Expires: _____

STATE OF B.C. }
 COUNTY OF North Vancouver } ss.

I certify that I know or have satisfactory evidence that Felicity A. Eadon 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 Personal Representative for the Estate of Joy Werner to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

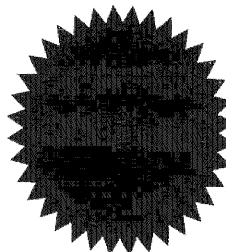
GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28 day of October, 2025.

 Printed Name SEYYED JAMALEDDIN TALEBZADEH TAKIYEH
 NOTARY PUBLIC in and for the State of B.C.
 Residing at: 106-1975 Lonsdale Ave, N.V. BC V7M 2K3
 My Commission Expires: N/A (Life time commission)

SEYYED JAMALEDDIN TALEBZADEH TAKIYEH
 Notary Public
 106-1975 Lonsdale Avenue
 North Vancouver, B.C. V7M 2K3
 Tel: 604-971-1985
 Fax: 604-971-1986

PERMANENT
 COMMISSION

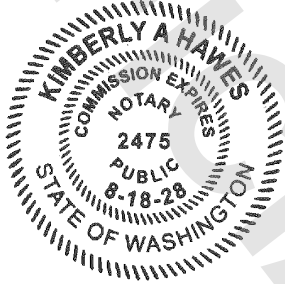
No Advice Sought or Given.
 Attached But Not Drawn
 by the Notary Public



STATE OF Washington }
 COUNTY OF Stacy } ss.

I certify that I know or have satisfactory evidence that Leonard Johnson, is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Owner/President of American Dream Real Estate Investments Inc., to be free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 29th day of Oct., 2025.



[Signature]
 Printed Name Kimberly A. Hawes

NOTARY PUBLIC in and for the State of WA
 Residing at: Oak Harbor
 My Commission Expires: August 18, 2028

STATE OF _____ }
 COUNTY OF _____ } ss.

I certify that I know or have satisfactory evidence that Felicity A. Eadon 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 Personal Representative for the Estate of Joy Werner 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 _____, 2025.

See attached

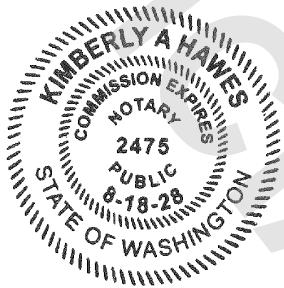
 Printed Name _____
 NOTARY PUBLIC in and for the State of _____
 Residing at: _____
 My Commission Expires: _____

STATE OF WashingtonCOUNTY OF Snohomish

ss.

I certify that I know or have satisfactory evidence that Marilyn W. Derig 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 Managing Member of DMMD, 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 29th day of Oct., 2025.



Printed Name Kimberly A. Hawes
 NOTARY PUBLIC in and for the State of WA
 Residing at: Oak Harbor
 My Commission Expires: August 18, 2028

STATE OF _____

COUNTY OF _____

ss.

I certify that I know or have satisfactory evidence that Diane W. Musgrave 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 Trustee of the Musgrave Revocable Trust, Member 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 _____, 2025.

See Attached

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

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 SAN MATEO)
 On 10.27.2025 before me, JOHN TIMOTHY, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared DIANE W. MUSGRAVE
 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: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____