

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 11/21/2025

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: TERMINATION OF MEMORANDUM OF LEASE WITH RIGHT OF FIRST REFUSAL TO PURCHASE
Grantor: BRAD & LINDA PROPERTIES, LLC, a Washington limited liability company
Grantee: MODERN CLEANERS OF SKAGIT VALLEY, LLC, a Washington limited liability company
Abbreviated Legal: Ptn SW ¼ SW ¼ S17 T34N R4E
Tax and Parcel Nos.: P25557/340417-0-026-0007
Reference Number(s) of Documents Affected: 201806290174
Full Legal Description set forth in Exhibit A of Document.

TERMINATION OF MEMORANDUM OF LEASE WITH RIGHT OF FIRST REFUSAL TO PURCHASE

THIS TERMINATION OF MEMORANDUM OF LEASE WITH RIGHT OF FIRST REFUSAL TO PURCHASE (“*Memorandum*”) is entered into by Brad & Linda Properties, LLC, a Washington limited liability company (“*Landlord*”), and Modern Cleaners of Skagit Valley, LLC, a Washington limited liability company (“*Tenant*”).

RECITALS

A. Landlord and Tenant entered into a Commercial Lease Agreement on June 29, 2018 (“*Lease*”) for the land and building located at 215 East Fir Street, Mount Vernon, Skagit County, Washington 98273 (“*Property*”). The legal description for the real property of which the Premises is a part is set forth in **Exhibit A**, which by this reference is included herein.

B. Under Section 5 of the Lease, Landlord granted to Tenant a right of first refusal (“*Right of First Refusal*”), as evidenced under a Memorandum of Lease with Right of First Refusal to Purchase recorded under Skagit County Auditor’s File No. 201806290174 (“*Memorandum of Lease*”).

C. Effective as of November 21, 2025, Landlord and Tenant entered into a Termination of Commercial Lease Agreement (“*Lease Termination*”).

D. The purpose of this Memorandum is to put third parties on notice of certain terms of the Lease Termination.

AGREEMENT

NOW, **THEREFORE**, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

1. Incorporation of Recitals. The Recitals set forth above are material and by this reference are incorporated herein and made a part of this Memorandum.

2. Defined Terms. All capitalized terms used herein that are not defined shall have the same meaning as used in the Lease Termination.

3. Termination. The Lease between the Parties shall be terminated as of the Effective Date of this Memorandum. Upon termination the Parties shall have no further rights or obligations with respect to one another under the Lease except as set forth in the Lease, in the Termination of Lease, or herein, which shall include, but not be limited to, those rights and obligations that survive the termination of the Lease. Tenant hereby waives its right to exercise its Right of First Refusal, and hereby acknowledges the termination of the Memorandum of Lease.

4. Miscellaneous.

4.1 Assignment. The Parties represent and warrant that they have not assigned or otherwise transferred or subrogated any interest or any claim that is the subject matter of this Memorandum.

4.2 Intended Benefit. This Memorandum shall be binding upon, and inure to the benefit of, each of the Parties hereto, and their respective members, managers, successors, heirs, and assigns, and their respective affiliates.

4.3 Entire Agreement. This Memorandum sets forth the entire understanding and agreement between the Parties and supersedes any prior negotiations or proposed agreements between them with respect to the subject matter hereof. There are no other representations, agreements, arrangements, or understandings, oral or written, between the parties relating to the subject matter of this Memorandum.

4.4 Governing Law. This Memorandum shall be governed by the laws of the State of Washington. Venue shall be in Skagit County.

(Signatures on following page.)

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures below.

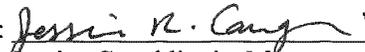
LANDLORD:

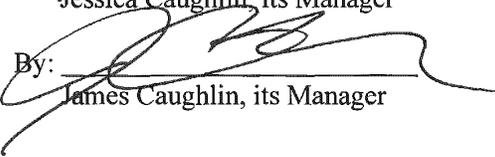
BRAD & LINDA PROPERTIES, LLC, a
Washington limited liability company

By: 
Bradford L. Pickett, its Co-Manager

TENANT:

**MODERN CLEANERS OF SKAGIT
VALLEY, LLC**, a Washington limited
liability company

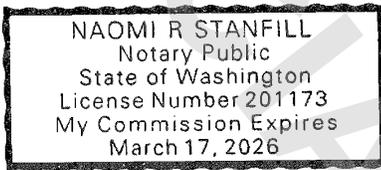
By: 
Jessica Caughlin, its Manager

By: 
James Caughlin, its Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 20th day of November, 2025 I certify that I know or have satisfactory evidence that **Bradford L. Pickett** 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 Co-Manager of Brad & Linda Properties, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

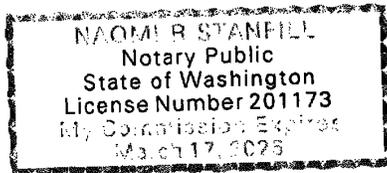


Naomi R. Stanfill
Printed Name: Naomi R. Stanfill
Notary Public in and for the State of Washington
residing at Sedro Woolley, WA
My commission expires: 03-17-26

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 21st day of November, 2025, I certify that I know or have satisfactory evidence that **Jessica Caughlin and James Caughlin** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Managers of Modern Cleaners of Skagit Valley, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Naomi R. Stanfill
Printed Name: Naomi R. Stanfill
Notary Public in and for the State of Washington
residing at Sedro Woolley, WA
My commission expires: 03-17-26

EXHIBIT A
to Termination of Memorandum of Lease
Legal Description

PARCEL A:

That portion of the Southwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the County Road, which extends along the South line of said Section, 410.3 feet East of the West line of said Section;

Thence North 120 feet;

Thence East 60 feet;

Thence South 120 feet to the North line of the County Road;

Thence West along the County Road 60 feet to the point of beginning.

Situate in Skagit County, Washington.

PARCEL B:

The West 5 feet of the South 15 feet of the following described real property:

That portion of the Southwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the north line of the County Road, which extends along the South line of said Section 17, 470.3 feet East of the West line of said Section 17;

Thence North 10 feet;

Thence East 60 feet;

Thence South 120 feet to the North line of the County Road;

Thence West along the County Road 60 feet to the point of beginning.

Situated in Skagit County, Washington.

SUBJECT TO All easements, exceptions, restrictions, and reservations of record.