

After Recording, please return to:

Home Trust of Skagit
241 S. Burlington Blvd
Burlington, WA 98233
400641-LT

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 12/30/2025

Document Title(s): Memorandum of Lease Termination
Reference Number(s) of Documents assigned or released: (on page ____ of document(s)) 202308040067
Grantor(s): Home Trust of Skagit
Additional Names on page ____ of document. Grantee(s): Alisha Jane Mancino, formerly Alisha Hill, a married person as their separate property
Additional Names on page ____ of document. Abbreviated Legal Description: Unit G, Southfield PURD
Additional legal is on page ____ of document. Tax Parcel Number(s): 8082-000-007-0000/P128680

EXHIBIT J

MEMORANDUM OF LEASE TERMINATION

This Memorandum of Lease Termination ("Memorandum") is signed by and between Home Trust of Skagit ("Lessor") and Alisha Jane Mancino formerly Alisha Hill ("Lessees") on this 3rd day of December, 2025.

1. Any and all interest of Lessees in that certain ground lease ("Lease") executed by and between Lessees and Lessor on or about June 22, 2023 (a true and accurate copy of which is attached to this Memorandum as Appendix A) has been canceled, extinguished, and terminated in accord with the Lease terms.
2. Lessees and Lessor have been released from any and all future obligations imposed on either of them by the Lease. Lessees and Lessor may still be liable for any obligations outstanding prior to termination of the Lease.
3. This Memorandum shall be effective as of Dec 30, 2025.

Alisha Mancino
Lessee 12-3, 2025.
Date

.....
Lessee 20.
Date

HOME TRUST OF SKAGIT,
a Washington State Nonprofit Corporation

BY


Home Trust of Skagit December 24, 2025
Date

MEMORANDUM OF LEASE TERMINATION

Lessee's Notary Acknowledgment

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

On this day personally appeared before me Alisha Mancino, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 3rd day of December, 2025.

Naomi R. Stanfill
(print name) Naomi R. Stanfill
Notary Public in and for the State of Washington
My Appointment Expires 03-17-76

Lessee's Notary Acknowledgment

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

On this day personally appeared before me _____, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this _____ day of

(print name)
Notary Public in and for the State of Washington
My Appointment Expires

Home Trust of Skagit's Notary Acknowledgment

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

On this day personally appeared before me felicia Minto, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 24 day of December, 2025.

(print name) Carrie Reeser
Notary Public in and for the State of Washington
My Appointment Expires 8/1/29

Home Trust of Skagit Master Ground Lease

EXHIBIT A

LAND/ PREMISES

(full legal description for the individual lease referred to herein)

THAT PORTION OF SOUTHFIELD P.U.R.D. SKAGIT COUNTY, WASHINGTON THAT PORTION OF SOUTHFIELD P.U.R.D. SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHFIELD P.U.R.D.; THENCE NORTH 59 DEGREES 59' 20" WEST ALONG THE NORTH LINE OF SAID SOUTHFIELD P.U.R.D. A DISTANCE OF 171.94 FEET; THENCE SOUTH 30 DEGREES 00' 40" WEST A DISTANCE OF 55.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 59 DEGREES 58' 48" EAST A DISTANCE OF 43.99 FEET; THENCE SOUTH 30 DEGREES 01' 12" WEST A DISTANCE OF 36.10 FEET; THENCE NORTH 59 DEGREES 58' 48" WEST A DISTANCE OF 43.99 FEET; THENCE NORTH 30 DEGREES 01' 12" EAST A DISTANCE OF 36.10 FEET TO TRUE POINT OF BEGINNING.

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07/28/2023 03:55 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor, WA

When Recorded return to:

Home Trust of Skagit
P.O. Box 2444
612 South First Street
Mount Vernon, WA 98273
ATTENTION: Jodi Dean, Executive Director

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 07/28/2023

P128680

MEMORANDUM OF GROUND LEASE
Between Alisha Hill, and Home Trust of Skagit

This Memorandum Of Ground Lease (the "Memorandum") is made and entered into this 29th of June, 2023, by and between Alisha Hill, unmarried person whose address is 914 Park St, La Conner, Washington 98257 (the "Homeowner") and Home Trust of Skagit, with offices at P.O. Box 2444, Mount Vernon, WA 98273 (the "Trust").

WITNESSETH:

Home Trust of Skagit is the owner of certain real property located in Skagit County, the state of Washington, known as 914 Park St, La Conner Washington 98257, (the "Leased Land") more particularly described as follows:

Insert Legal Description: THAT PORTION OF SOUTHFIELD P.U.R.D. SKAGIT COUNTY, WASHINGTON THAT PORTION OF SOUTHFIELD P.U.R.D. SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHFIELD P.U.R.D.; THENCE NORTH 59 DEGREES 59' 20" WEST ALONG THE NORTH LINE OF SAID SOUTHFIELD P.U.R.D. A DISTANCE OF 171.94 FEET; THENCE SOUTH 30 DEGREES 00' 40" WEST A DISTANCE OF 55.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 59 DEGREES 58' 48" EAST A DISTANCE OF 43.99 FEET; THENCE SOUTH 30 DEGREES 01' 12" WEST A DISTANCE OF 36.10 FEET; THENCE NORTH 59 DEGREES 58' 48" WEST A DISTANCE OF 43.99 FEET; THENCE NORTH 30 DEGREES 01' 12" EAST A DISTANCE OF 36.10 FEET TO TRUE POINT OF BEGINNING. DESCRIPTION CONTAINS 1,590 +/- SQ.FT.

The Homeowner is the owner of the house and other improvements (the "Home") located on the Leased Land and purchased the Home subject to the terms and of an unrecorded Ground Lease (the "Lease") between Home Trust of Skagit as the lessor and Alisha Hill as the lessee, Which Ground Lease is dated June 22nd, 2023.

The provisions of the Lease include the following.

- The lease commences on June 22nd, 2023 and terminates on June 22, 2122. The Lease is subject to a renewal for an additional period of 99 years.
- The Lease prohibits Homeowner from mortgaging the Home and Homeowner's interest in the Leased Land without the consent of the Trust.
- The Lease requires that, in the event the Homeowner intends to sell the Home, Homeowner shall notify the Trust of such intent; and that, thereupon, the Trust shall have the option to purchase the Home on the terms and conditions contained in the Lease. The Home may not be conveyed to a third party without compliance with the terms of the Lease.
- The Lease stipulates that the Homeowner's interest in the Leased Land shall not be assigned or subleased without the prior written consent of the Trust.
- The Lease requires that the Leased Land be used only for residential purpose. Any Additions or alterations to the Home must comply with the terms of the Lease.
- No liens for services, labor, or materials shall attach to the Trust's title to the Leased Land.

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07/28/2023 03:55 PM Page 2 of 2

- The Lease requires the Homeowner to make certain monthly payments.
- The Lease requires that this Memorandum of Ground Lease be recorded in the records of Skagit County, Washington.

This Memorandum is executed pursuant to the provisions contained in the Lease and is not intended to vary the terms and conditions of the Lease, but is intended only to give notice of such Lease and the provisions thereof.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Ground Lease.

HOMEOWNER:

Alisha Hill
Alisha Hill
Sign and print

Homeowner

TRUST:

Jodi Dean
Jodi Dean, Executive Director

Lessee's Notary Acknowledgment
STATE OF WASHINGTON)
) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Alisha Hill, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 22 day of June, 2023.

Natalie Zavala
(print name) Natalie Zavala
Notary Public in and for the State of Washington
My Appointment Expires 12/14/24

Home Trust of Skagit's Notary Acknowledgment
STATE OF WASHINGTON)
) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Jodi Dean, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 22 day of June, 2023.

Natalie Zavala
(print name) Natalie Zavala
Notary Public in and for the State of Washington
My Appointment Expires 12/14/24