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201801290083

Skagit County Auditor \$152.00
1/29/2018 Page 1 of 5 11:16AM

WHEN RECORDED RETURN TO:
Sam Rudik, Esq.
Simpson Thacher & Bartlett LLP
425 Lexington Avenue
New York, NY 10017
NCS-269554WA2-SF

GUARDIAN NORTHWEST TITLE CO.
114793

DOCUMENT TITLE(s)

1 **TERMINATION OF LEASE AND TERMINATION OF MEMORANDUM OF LEASE**

REFERENCE NUMBER(s) OF DOCUMENT ASSIGNED OR RELEASED: **201502030102**

201502030102

Additional reference numbers on page _____ of document

GRANTOR(s):

- 1 **Welltower Inc., fka Health Care REIT, Inc.**
- 2 **HCRI Nevada Properties, Inc.**
- 3 **1111 W. College Parkway, LLC**

Additional names on page _____ of document

GRANTEE(s):

- 1 **Stanley & Shorten, LLC**

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION:

PTN TRACT 79 BURLINGTON ACREAGE AND PTN LOT 3 BURLINGTON SHORT PLAT NO. 3-00

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s): **P62822 / 3867-000-079-0101 and P116952 / 3867-000-079-0600**

Additional Tax Accounts are on page _____ of document

NOTE: This cover sheet is prepared to conform to the requirements of Chapter 143, Laws of 1996. Nothing on this sheet alters the names, legal description or other information in the attached document. The only purpose of this cover sheet is to assist the auditor in indexing the document in conformance with statute.

The Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

UNOFFICIAL DOCUMENT

**TERMINATION OF LEASE AND
TERMINATION OF MEMORANDUM OF LEASE**

(Burlington, Washington)

THIS TERMINATION OF LEASE AND TERMINATION OF MEMORANDUM OF LEASE ("Termination") is effective as of the 17th day of January, 2018 (the "Effective Date") by and between **WELLTOWER INC., fka HEALTH CARE REIT, INC., HCRI NEVADA PROPERTIES, INC.** and **1111 W. COLLEGE PARKWAY, LLC**, each having an address at 4500 Dorr Street, Toledo, Ohio 43615 (collectively, the "Landlord") and **STANLEY & SHORTEN, LLC**, having an address at 19119 North Creek Parkway, Suite 102, Bothell, Washington 98011 (the "Tenant").

WITNESSETH:

1. Landlord and Tenant entered into that certain Ninth Amended and Restated Master Lease Agreement dated November 1, 2015, as amended (the "Lease"), and evidenced by that certain Memorandum of Lease filed for record as Instrument No. 201502030102 on February 3, 2015 in the records of the Recorder of Skagit County, Washington (the "Memorandum").
2. Landlord and Tenant hereby terminate the Lease and Memorandum in its entirety, including without limitation, with respect to the property described on Exhibit A.
3. This Termination may be executed in multiple counterparts, each of which shall be deemed an original thereof.

This Termination has been executed and delivered by the parties hereto intending to be legally bound hereby as of the day, month and year aforesaid.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

STANLEY & SHORTEN, LLC

By: William M. Shorten

Title: Manager

STATE OF WASHINGTON)
) SS:
COUNTY OF SPRING)

The foregoing instrument was acknowledged before me this 15 day of January, 2018 by William M. Shorten, the Manager of Stanley & Shorten, LLC, a Washington limited liability company, on behalf of the limited liability company.

[Signature]
Notary Public

My Commission Expires: 1-25-2020



THIS INSTRUMENT PREPARED BY:
Cynthia L. Rerucha, Esq.
Shumaker, Loop & Kendrick, LLP
1000 Jackson Street
Toledo, Ohio 43604-5573

AFTER RECORDING RETURN TO:
Simpson Thacher & Bartlett LLP
425 Lexington Avenue
New York, NY 10017
Attn: Sam Rudik

UNOFFICIAL DOCUMENT

EXHIBIT A: LEGAL DESCRIPTION

PARCEL A:

That portion of the North Half of the West Half of Tract 79, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Westerly of the Great Northern Railway Company right of way.

EXCEPT that portion conveyed to the City of Burlington under Auditor's File No. 200103010083, records of Skagit County.

Situated in Skagit County, Washington.

PARCEL B:

Lot 3 of CITY OF BURLINGTON SHORT PLAT NO. BURL-3-00, recorded June 23, 2000, under Auditor's File No. 200006230084, records of Skagit County, Washington; being a portion of Tract 79, Plat of Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

EXCEPT that portion conveyed to the City of Burlington under Auditor's File No. 200103010083, records of Skagit County.

Situated in Skagit County, Washington.

APN / Parcel ID(s): P62822 / 3867-000-079-0101 and P116952 / 3867-000-079-0600