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UNOFFICIAL DOCUMENT



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Skagit County Auditor \$152.00  
1/29/2018 Page 1 of 5 11:32AM

WHEN RECORDED RETURN TO:  
Sam Rudik, Esq.  
Simpson Thacher & Bartlett LLP  
425 Lexington Avenue  
New York, NY 10017  
**NCS-9655404-SF**

GUARDIAN NORTHWEST TITLE CO.  
**114795**

DOCUMENT TITLE(s)

**1 TERMINATION OF LEASE AND TERMINATION OF MEMORANDUM OF LEASE** **UNRECORDED 200612120188**

REFERENCE NUMBER(s) OF DOCUMENT ASSIGNED OR RELEASED:

**200612120188**

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 SW ¼ NW ¼, 15-34-4 E W.M. and ptn NW ¼, (aka Lot 1, Survey #9904080041)**

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s): **340415-0-022-0003**  
(Property I.D. No.: P24800); **340415-2-013-0700** (Property I.D. No.: P115534)

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.

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

**(Ashley Gardens at Mount Vernon, Mount Vernon, Washington)**

**THIS TERMINATION OF LEASE AND TERMINATION OF MEMORANDUM OF LEASE** ("Termination") is effective as of the 17<sup>th</sup> 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. 200612120188 on December 12, 2006 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 KING )

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

**EXHIBIT A: LEGAL DESCRIPTION**

PARCEL A:

The North 306 feet of the South 511 feet of the East 237 feet of the West 267 feet of the Southwest ¼ of the Northwest ¼ of Section 15, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL B:

Lot 1 of Survey recorded April 8, 1999, under Auditor's File No. 9904080041 in Volume 21 of Surveys, page 174, records of Skagit County, Washington; being a portion of the Southwest ¼ of the Northwest ¼ of Section 15, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.