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03/05/2019 01:33 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

AFTER RECORDED MAIL TO:
FRANK Halterman
4017 Noonan St.
Honolulu, HI 96818

CHICAGO TITLE
020036788

RELEASE OF PURCHASE OPTION

This Release of Purchase Option ("Termination") is dated as of 7/24/18 by and between Franklin D. Halterman ("Landlord") and Madrona Real Estate Solutions, Inc. ("Tenant").

Recitals

A. Landlord and Tenant are the landlord and tenant, respectively, under that certain Lease dated as of 7/24/18 (the "Lease"), relating to certain real property located in the City of Mount Vernon, County of SKAGIT, State of WASHINGTON more particularly described in Exhibit "A" attached hereto (the "Property"); and

B. Pursuant to Article 21 of the Lease, Landlord has granted to Tenant the option to purchase (the "Purchase Option") the Property and the improvements and certain other property located thereon.

C. Landlord and Tenant caused to be recorded in Instrument No. 201901170027 in the Official Records of SKAGIT County, WA, that certain Memorandum of Lease, in order to put interested parties on notice of the Memorandum Purchase Option.

D. The Memorandum of Purchase Option has been terminated and is no longer of any force or effect.

E. Landlord and Tenant now desire to cause this Termination to be recorded in the Official Records of SKAGIT County, WA, in order to put interested parties on notice that the Purchase Option has been terminated.

Agreement

Now Therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby (a) terminate the Memorandum of Purchase Option, (b) agree that the Memorandum of Purchase Option has terminated, and (c) agree that the Memorandum of Purchase Option is void and of no force or effect.

In Witness Whereof, Landlord and Tenant have executed this Termination as of the date first written above.

Tenant Signature: [Signature]

Dated: 2-25-19

Tenant Print: Kevin Hall

Its: President

STATE OF Washington

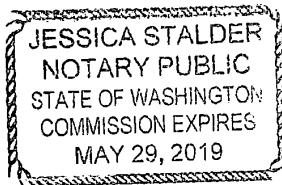
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Kevin Hall

Is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath

Stated that Kevin Hall, is authorized to execute the instrument and acknowledge it as The Authorized Member of Madrona Real Estate Solutions INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/22/19



[Signature]
Notary name Jessica Stalder
Notary Public in and for the State of WA
Residing at Mount Vernon
My appointment expires: 5/29/19

LEGAL DESCRIPTION

Order No.: 620036788

For APN/Parcel ID(s): P126185/ 4929-000-130-0000

Lot. 130, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 2, according to the plat thereof, recorded May 31, 2007, under Auditor's File No. 200705310138, records of Skagit County, Washington.

Situated in Skagit County, Washington