



202509110110

09/11/2025 02:52 PM Pages: 1 of 4 Fees: \$356.50
Skagit County Auditor

Document Title: Cancellation Addendum Brandos BBQ / KXA Estates LLC
Lease

Reference Number: 202211220040

Grantor(s): ☐ additional grantor names on page ____

1. Brandos BBQ

2.

Grantee(s): ☐ additional grantee names on page ____

1. KXA Estates LLC

2.

Abbreviated legal description: ☐ full legal on page(s) ____

33/3403 GL8

Assessor Parcel / Tax ID Number: ☐ additional tax parcel number(s) on page ____

P48583

I, Bonnie Philbrick Barn, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$303.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

9/11/25

KXAESTATES.COM

KXA ESTATES LLC

P.O. BOX 279 BOW WA 98232

Cancellation Addendum Brandos BBQ & KXA Estates LLC Commercial Lease Agreement

14969 West Bow Hill Rd., Bow, WA 98232

Parties and Property

This Addendum is hereby incorporated into the Lease Agreement ("Agreement") dated October 25, 2022, by and between KXA Estates LLC, a Washington State Limited Liability Company ("Landlord"), and Brandos BBQ LLC, a Washington State Limited Liability Company ("Tenant"). It pertains to the leased commercial premises commonly known as 14969 W Bow Hill Rd, Bow, WA 98232 ("Premises"), which are part of the property identified as ("Property").

Automatic Termination

The parties agree that, regardless of any other provision in the Lease, the Agreement shall automatically terminate on September 30, 2025. Neither Landlord nor Tenant will incur penalties as a result of this termination. The Tenant agrees to vacate the Premises on or before this date, return possession to the Landlord in good condition (ordinary wear and tear excepted), and pay all rent and charges accrued through September 30, 2025. After this date, no additional rent, fees, or damages will be owed by either party.

Disposition of Materials and Equipment

The Landlord and Tenant further agree as follows: upon vacating, the Tenant will leave at the Premises, and the Landlord will purchase the following materials and equipment. All listed items will remain on site:

- 1000-gallon smoker
- Vantco warmer cabinet
- Auto fryer
- 48" True refrigerator
- Advantco freezer
- Frigidaire freezer
- True beer refrigerator
- 48" Advantco fridge
- Ice machine with bin
- Prep sandwich fridge
- Hot well table
- 4x5 Alto Shaam double warmer/oven
- 2 mini Alto Shaam warmers/ovens
- 3 60" prep tables
- 2 rolling carts
- 3 bay sink
- Prep single sink
- Mop sink
- Hand-wash sink
- Miscellaneous food prep equipment
- 5 wire racks
- Wire shelving
- 18 bar seats
- 5 booths
- 7 trash cans
- 22 chairs
- 3 high chairs
- 6 tables
- 1 long table
- 4 patio heaters with tanks

KXAESTATES.COM

KXA ESTATES LLC

P.O. BOX 279 BOW WA 98232

Rent Payment, Credit Summary, and Explanation of Funds

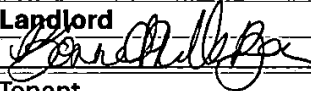
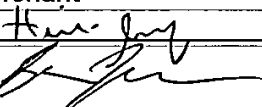
Payment History

- 10/28/2022 Charge for Prepaid Rent: \$2,300.00 applied, resulting in a \$0.00 balance.
- 10/28/2022 Charge for Security Deposit: \$2,300.00 charged, then fully credited (-\$2,300.00).
- 10/26/2022 Payment deposited: -\$4,600.00 applied

Recent Transactions

- 09/01/2025: Rent charge of \$3,146.00 applied; total due is \$3,146.00.
- 09/01/2025: Split values recorded as \$528.86 and \$3,674.86; charge applied accordingly.
- 09/11/2025: Split values updated, charge applied; total due remains \$3,674.86.
- 09/11/2025: Prepaid rent credit of -\$2,300.00 reduces total due to \$1,374.86.
- 09/11/2025: Credit recorded, bringing total due to \$1,374.86.
- 09/11/2025: Deposit credit of -\$1,374.86 applied, resulting in a \$0.00 balance.
- 09/11/2025: Deposit refund issued for -\$925.14.

Signatures

Landlord	Date
	9/11/25
Tenant	Date
	9/11/25

State of Washington, County of Skagit.
 Acknowledged before me on September 11, 2025.

Monica Mercier, Notary Public.



My Commission Expires 2-27-2026

