

AFTER RECORDING RETURN TO:

Karr Tuttle Campbell  
Attn: Jacque E. St. Romain  
701 Third Avenue, Suite 3300  
Seattle, Washington 98104

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| Document Title(s) (or transactions contained therein):<br><b>TERMINATION OF COVENANTS, CONDITIONS AND RESTRICTIONS</b>                           |
| Reference Number(s) of Documents assigned or released:<br><b>20181224000399</b>  |
| Grantor(s) (Last name first, then first name and initials)<br><b>98188 Place LLC</b>   |
| Grantee(s) (Last name first, then first name and initials)<br><b>98188 Base Condominium<br/>First American Title Insurance Company (Trustee)</b> |
| Legal description (abbreviated: i.e. lot, block, plat or section, township, range)<br><b>PTN SEC 28 TWP 23N RGE 04E, SE QTR SE QTR</b>           |
| Assessor's Property Tax Parcel/Account Number(s):<br><b>609423-0010; 609423-0020</b>   |

**TERMINATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

This TERMINATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Termination") is entered into this \_\_\_ day of September, 2022, by and between 98188 Place LLC ("Grantor") and 98188 Base Condominium ("Grantee").

RECITALS

- 1) In anticipation of creating a condominium community for the property described in Exhibit A (the "Property"), Grantor entered into that certain Declaration of Covenants, Conditions and Restrictions recorded under King County Recorder's Number 20181224000399 (the "Declaration");
- 2) Grantor is still in the process of developing the Property and has decided not to create the condominium community;
- 3) Grantor is still the owner of the Property; and
- 4) The parties seek to terminate the Declaration for the Property.

AGREEMENT

Therefore, in consideration of their mutual promises and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to RCW 64.90.290, the parties agree to terminate the Declaration for the Property and it shall be of no further force and effect. Grantor shall not be obligated to sell any portion of the Property following the recordation of this Termination.

**GRANTOR:** 98188 Place, LLC



\_\_\_\_\_  
**Shuo Lou, President**

**GRANTEE:** 98188 Base Condominium



\_\_\_\_\_  
**98188 Place, LLC on behalf of Grantee**  
**Shuo Lou, President**

STATE OF WASHINGTON     )  
  )    SS.  
COUNTY OF KING         )

I certify that I know or have satisfactory evidence that **Shuo Lou** appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act on behalf of 98188 Place, LLC for the uses and purposes mentioned in this instrument.

DATED: October 17, 2022.



Bethany Goad  
NOTARY PUBLIC in and for the State of  
Washington, residing at King County  
Bethany Goad  
(Printed or stamped name of notary)  
My appointment expires: 11/4/2025

EXHIBIT A

Legal Description

SCHEDULE A  
98188 BASE CONDOMINIUM

DESCRIPTION OF REAL ESTATE SUBJECT TO DECLARATION

PARCEL A:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
AND RUNNING THENCE SOUTH 00°37'00" EAST ALONG THE EASTERLY LINE THEREOF, 245.3 FEET;  
THENCE SOUTH 89°50'00" WEST TO A POINT ON THE EASTERLY LINE OF STATE HIGHWAY NO. 1,  
WHICH POINT IS 241.24 FEET SOUTHERLY (MEASURED ALONG SAID EASTERLY LINE) FROM ITS  
INTERSECTION WITH THE NORTHERLY LINE OF SAID SUBDIVISION;  
THENCE NORTHERLY ALONG SAID EASTERLY LINE 90 FEET;  
THENCE NORTH 86°30'00" EAST 247.31 FEET;  
THENCE NORTHEASTERLY 11.58 FEET TO A POINT WHICH IS NORTH 89°23'00" EAST 244.06 FEET AND  
SOUTH 00°37'00" EAST 130 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF SAID STATE  
HIGHWAY NO. 1 AND THE NORTHERLY LINE OF SAID SUBDIVISION;  
THENCE NORTH 00°37'00" WEST 130 FEET TO THE NORTHERLY LINE OF SAID SUBDIVISION;  
THENCE NORTH 89°23'00" EAST TO THE POINT OF BEGINNING;

EXCEPT ROAD.

EXCEPT ROAD.

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE SOUTH 155 FEET OF THE FOLLOWING DESCRIBED TRACT:  
BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;  
AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF, 400.3 FEET;  
THENCE SOUTH 89°50'00" WEST TO THE EASTERLY MARGIN OF STATE ROAD NO. 1;  
THENCE NORTHERLY ALONG THE EASTERLY MARGIN OF SAID STATE ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

EXCEPT ROADS.

APN: 282304-9128-05 and 282304-9102-05