Instrument Number: 20230321000044 Document: TERM Rec: \$408.00 Page-1 of 2

Record Date:3/21/2023 8:28 AM

Electronically Recorded King County, WA

RETURN ADDRESS: Thomas M. Hansen Oseran Hahn P.S. 11225 SE 6th St, Ste 100 Bellevue, WA 98004

TERMINATION AND RELEASE OF EASEMENT

Reference numbers of related documents: 7710250324

Grantor(s): XING HUA GROUP LTD., a Washington corporation

Grantee(s): XING HUA GROUP LTD., a Washington corporation

Abbreviated Legal Description: Parcel 1 & 2, Mercer Island SP No. 77-9-040, King Co. WA

Full Legal Description: Page 1

Assessor's Property

Tax Parcel Account Number(s): 5315101316 (Parcel 2)

5315101326 (Parcel 1)

THIS TERMINATION AND RELEASE OF EASEMENT is executed this 20th day of March, 2023, by XING HUA GROUP LTD., a Washington corporation ("XING HUA GROUP") to terminate that certain Easements and Common Parking Area Agreement dated October 5, 1977 and recorded on October 25, 1977 under King County Auditor's Recording No. 7710250324 (the "Easement Agreement").

RECITALS

WHEREAS, XING HUA GROUP LTD is the current owner of both: Parcel 1 and Parcel 2 of the real property legally described as the following (the "**Property**"):

PARCEL 1 OF MERCER ISLAND SHORT PLAT NUMBER 77-9-040, RECORDED OCTOBER 25, 1977 UNDER RECORDING NUMBER 7710250620, IN KING COUNTY, WASHINGTON.

PARCEL 2 OF MERCER ISLAND SHORT PLAT NUMBER 77-9-040, RECORDED OCTOBER 25, 1977 UNDER RECORDING NUMBER 7710250620, IN KING COUNTY, WASHINGTON

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WHEREAS, Grantor desires to terminate and release the Easement Agreement.

Termination and Release of Easement Agreement. XING HUA GROUP LTD., a Washington corporation, hereby terminates and releases the Easement and Common Parking Area Agreement dated October 5, 1977 and recorded on October 25, 1977 under King County Auditor's Recording No. 7710250324, and such Easement Agreement referenced herein shall be of no further force or effect, and shall no longer bind or burden the Property.

DATED the date first set forth above.

XING HUA GROUP LTD., a Washington corporation

Its: Authorized/Signatory

STATE OF WASHINGTON)

SS.

COUNTY OF KING

I certify that I know or have satisfactory evidence that Zihua Lu is the person who acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it as the Authorized Signatory of XING HUA GROUP LTD., a Washington corporation, to be his free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March

SEAL/STAMF

[Print Name]: Theres

NOTARY PUBLIC for the State of Washington

Residing at Seattle,

My Appointment Expires: