

11/14/2024 08:33 AM R
Thurston County, Washington
THURSTON COUNTY TITLE CO.

09/30/2024 11:43 AM R
Thurston County, Washington
THURSTON COUNTY TITLE CO.

AFTER RECORDING RETURN TO:

The Confederated Tribes of the Chehalis Reservation
Office of Tribal Attorney
Attn: Harold Chesnin
420 Howanut Road
Oakville, WA 98568

**THIS DOCUMENT IS BEING RE-RECORDED TO
CORRECT THE RECORDING NUMBER OF DECLARATION OF
CCR'S BEING RELEASED**

THURSTON COUNTY TITLE CO

TH 42365

TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS

Declarant	KAUFMAN REAL ESTATE, LLC, a Washington limited liability company
GRANTEE	THE CONFEDERATED TRIBES OF THE CHEALIS RESERVATION
Legal Description (abbreviated)	LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND TRACTS A, B, C, AND D 1-5 COMMERCE PLACE
Assessor's Tax Parcel Nos.	55520000100, 55520000200, 55520000300, 55520000400, 55520000500, 55520000600, 55520000700, 55520000800, 55520000900, 55520001000, 55520001100, 55520001200; 55520000001, 55520000002, 55520000003, 55520000004.
Reference Nos. of Related Documents	4952602

THIS TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Termination") is made on September 30, 2024 (the "Effective Date"), by KAUFMAN REAL ESTATE, LLC, a Washington limited liability company ("Declarant"). Any term not defined in this Termination shall have the meaning ascribed to it in the Declaration (as defined below).

RECITALS

WHEREAS, Declarant caused that certain instrument entitled DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1-5 COMMERCE, dated July 27, 2022, to be recorded under recording number _____ on September 27, 2022 (the "Declaration"); and 4952602

WHEREAS, the Declaration imposed covenants running with the land on that certain property described in **Exhibit A** (the "Property"), attached hereto and hereby incorporated by reference; and

WHEREAS, Section 13.2 of the Declaration requires consent of the Owners of the Property and the Declarant to amend, remove, or revoke the Declaration; and

WHEREAS, Declarant has remained the sole Owner of the Property since recording the Declaration and desires to revoke, terminate, and release all rights and obligations stemming from the Declaration in entirety.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid at the time of the execution hereof, the receipt of which is hereby acknowledged, and intending to be legally bound, Declarant hereby agrees as follows:

I. Termination of Declaration. Declarant hereby terminates the Declaration in its entirety. From and after the Effective Date, the Property shall no longer be burdened by the Declaration and the terms, conditions, and restrictions of the Declaration shall be null, void, and of no legal consequence whatsoever.

II. Binding Effect. The covenants contained in this Termination are not personal but shall run with the land and shall be binding upon and inure to the benefit of the fee simple title holder of the Property, and their respective heirs, personal representatives, transferees, successors, and/or assigns.

III. Authority to Terminate. Declarant hereby represents and warrants that it has been the sole owner of the Property since the Declaration was recorded, and has full authority to terminate the CC&Rs.

IV. No Unpaid Charges or Encumbrances. Declarant hereby represents and warrants that there are no unpaid charges or assessments levied by the Association or any third party or entity, and there are no leases encumbering the Property.

V. Governing Law. This Termination shall be governed by, and construed in accordance with, the laws of the State of Washington.

VI. Severability. If any term or condition of this Termination is held to be invalid or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision included in the Termination, and this Termination shall be construed as if such invalid or unenforceable provision had never been contained in this Agreement.

[Signature page follows]

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Lots 1 through 12, inclusive and Tracts A, B, C and D, Plat of I-5 Commerce Place, according to the plat thereof recorded September 27, 2022 under Auditor's No. 4952603, records of Thurston County, Washington.

Situate in the City of Tumwater, County of Thurston, State of Washington.

Parcel No(s): 55520000100, 55520000200, 55520000300, 55520000400, 55520000500, 55520000600, 55520000700, 55520000800, 55520000900, 55520001000, 55520001100, 55520001200, 55520000001, 55520000002, 55520000003, and 55520000004.

Address: 9010 - 9253 Legacy Ct. SW, Olympia,