

WB-45 Cancellation Agreement & Mutual Release

1 The UNDERSIGNED Parties agree that the _____ (Agreement)
2 **INSERT TYPE OF AGREEMENT e.g. CONTRACT OF SALE, LEASE, OPTION, etc.** dated _____, for
3 property located at _____, in the _____ of
4 _____, State of _____, be canceled and the Parties hereby release all of their
5 right, title, and interest in and to the Agreement, and any and all claims arising out of the transaction.

6 The Parties hereby authorize and direct the broker(s) to disburse the trust funds held on behalf of the Parties as follows:

7 \$ _____ shall be disbursed to _____ at
8 the following address _____,

9 \$ _____ shall be disbursed to _____ at
10 the following address _____,
11 and the Parties hereby release the broker(s) from any and all liability for disbursing the trust funds as directed.

12 This Cancellation Agreement and Mutual Release shall be effective only if all Parties to the Agreement have signed an identical
13 copy of this Cancellation Agreement and Mutual Release (including signatures on separate but identical copies of the Cancellation
14 Agreement and Mutual Release), and if the fully-executed Cancellation Agreement and Mutual Release has been delivered to the
15 Party proposing the Cancellation Agreement and Mutual Release on or before _____.
16 Delivery may be made in any manner authorized in the Agreement.

17 **(X)** _____
18 Party's Signature ▲ Print Name Here: ▶ Date ▲

19 **(X)** _____
20 Party's Signature ▲ Print Name Here: ▶ Date ▲

21 **(X)** _____
22 Party's Signature ▲ Print Name Here: ▶ Date ▲

23 **(X)** _____
24 Party's Signature ▲ Print Name Here: ▶ Date ▲

25 **(X)** _____
26 Party's Signature ▲ Print Name Here: ▶ Date ▲

27 **(X)** _____
28 Party's Signature ▲ Print Name Here: ▶ Date ▲

29 **(X)** _____
30 Party's Signature ▲ Print Name Here: ▶ Date ▲