Approved by Wisconsin Department of Regulation and Licensing
3-1-00 (Optional Use Date)
7-1-00 (Mandatory Use Date)

Land Title Services, Inc.
Land Closing Services, Inc.

WB-45 Cancellation Agreement & Mutual Release

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

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

$_____ shall be disbursed to _____ at the following address _____,

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

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

(x)_____ _____
Party's Signature ▲ Print Name Here: ▶ Date ▲

(x)_____ _____
Party's Signature ▲ Print Name Here: ▶ Date ▲

(x)_____ _____
Party's Signature ▲ Print Name Here: ▶ Date ▲

(x)_____ _____
Party's Signature ▲ Print Name Here: ▶ Date ▲

(x)_____ _____
Party's Signature ▲ Print Name Here: ▶ Date ▲

(x)_____ _____
Party's Signature ▲ Print Name Here: ▶ Date ▲

(x)_____ _____
Party's Signature ▲ Print Name Here: ▶ Date ▲