

AFTER RECORDING RETURN TO:



200405070080

Skagit County Auditor

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Abbrev. Leg. Ptn of Tract 3, Short Plat No. MV-4-84, AFN 8404200015
Being a ptn of the SW 1/4 of Sec. 17, T34N, R4E, WM
Tax Parcel Nos. 340417-3-001-0406/P25977; 340417-3-001-0604/P25979
Grantor/Grantee. Jefferson Land Company, LLC
Grantee/Grantor. Scott, James and Mary

**RELINQUISHMENT of EASEMENT
And
GRANT of EASEMENT**

RECITALS

The parties to this instrument are Jefferson Land Company, LLC, a Washington limited liability company, and James N. Scott and Mary S. Scott, husband and wife.

Jefferson Land Company, LLC, a Washington limited liability company, is owner of certain real property located in Skagit County, Washington, described on EXHIBIT A, attached hereto, hereafter referred to as the "Jefferson property."

A portion of the property is encumbered by a drainage easement in favor of the owners of Tracts 1, 2 and 3 of Short Plat No. MV-4-84, recorded April 10, 1984, under Auditor's File No. 8404200015, records of Skagit County, Washington, and adjoining property owned by James N. Scott and Mary S. Scott, husband and wife, hereafter referred to as the "Scott property," which easement was granted to James N. Scott and Mary S. Scott, husband and wife, by deed recorded April 12, 1994, under Auditor's File No. 9404120131, records of Skagit County, Washington, hereafter referred to as the "1994 drainage easement."

The parties hereto now wish to relinquish a portion of the easement encumbering the Jefferson property and replace that relinquished portion with a new easement encumbering the Jefferson property for the benefit of the Scott property.

RELINQUISHMENT OF EASEMENT

THEREFORE, for the purpose of terminating and relinquishing that portion of the 1994 drainage easement described on EXHIBIT B (the "relinquishment area"), which is attached hereto and, by this reference, incorporated herein, and to place said relinquishment on the public record, James N. Scott and Mary S. Scott, husband and wife, hereby release and relinquish all rights in that portion of the 1994 easement described on EXHIBIT B, and quit claim all interest in the property described on EXHIBIT B to Jefferson Land Company, LLC.

GRANT OF EASEMENT

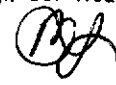
In consideration of the release of the above described portion of the 1994 drainage easement, the mutual covenants contained herein, and for no monetary consideration, Jefferson Land Company, LLC, hereby grants and conveys to the present and future owners of Tracts 1, 2 and 3 of Mount Vernon Short Plat No. MV-4-84, recorded April 10, 1984, under Auditor's File No. 8404200015, records of Skagit County, Washington, and adjoining property owned by James N. Scott and Mary S. Scott, husband and wife, a non-exclusive easement over under and through that portion of Tract 3 of said Short Plat described on EXHIBIT C, the "easement area" for purposes of drainage, including the right to install, maintain, repair and replace a drainage system within the easement area, and together with right of ingress and egress over the adjoining Jefferson property for purposes of installing, maintaining, repairing or replacing a drainage system within the easement area. The easement is granted for the benefit of Tracts 1, 2, and 3 of Short Plat MV-4-84 and for the benefit of adjoining real property owned by James N. Scott and Mary S. Scott, husband and wife.

The easement and covenants herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof.

Dated May 6, 2004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 07 2004

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

JeffersonScottDrainageEasement

2



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Skagit County Auditor

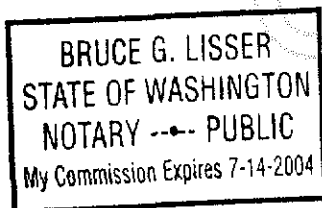
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James N. Scott Mary S. Scott
James N. Scott Mary S. Scott

STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that James N. Scott and Mary S. Scott are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 6, 2004



Bruce G. Lisser
Printed Name: Bruce G. Lisser
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My appointment expires 7-14-04

JEFFERSON LAND COMPANY LLC

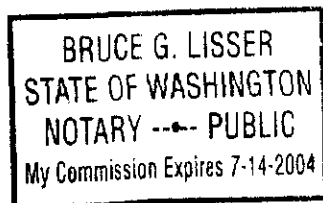
By:

John Jefferson
John Jefferson, Managing Member

STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that John Jefferson is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he is authorized to execute the instrument and acknowledged it as managing member of Jefferson Road LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 6, 2004



Bruce G. Lisser
Printed Name: Bruce G. Lisser
NOTARY PUBLIC in and for the State of
Washington, residing at 2140 Mt. Vernon
My appointment expires: 7-14-04



EXHIBIT A
Description of Jefferson Property

PARCEL "A":

Tract 3, Short Plat No. MV-4-84, approved April 18, 1984, recorded April 20, 1984 in Volume 6 of Short Plats, page 134, under Auditor's File No. 8404200015, and being a portion of the Southwest ¼ of Section 17, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion described as follows:

Beginning at the Southeast corner of Tract 2 of said Short Plat;
thence North 00°11'10" West 80.00 feet along the East line of said Tract 2 to the Southwest corner of Tract 1 of said Short Plat;
thence South 89°37'00" East 150.01 feet along the South line of said Tract 1 and said South line extended, to the East line of said Tract 3;
thence South 00°11'10" East 80.00 feet along said East line to an angle point in said East line, which point is South 89°37'00" East from the point of beginning;
thence North 89°37'00" West 150.01 feet to the point of beginning.

ALSO, EXCEPT that portion described as follows:

Beginning at the Southwest corner of Tract 3 of said Short Plat No. MV-4-84; thence North 00°11'10" West along the West line of said Tract 3, a distance of 197.36 feet to the Southwest corner of a tract of land conveyed to First Scripps League Realty Co. by document recorded February 16, 1973, under Auditor's File No. 780789;
thence South 89°37'00" East along the South line of said First Scripps League Realty Co. Tract, a distance of 180.01 feet to its Southeast corner; thence South 00°11'10" East, a distance of 197.36 feet, more or less, to the South line of said Tract 3;
thence North 89°42'07" West along said South line, a distance of 180.01 feet, more or less, to the point of beginning.

ALSO, EXCEPT that portion conveyed to the City of Mount Vernon by deed recorded August 11, 1998, under Auditor's File No. 9808110055, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington

PARCEL "B":

That portion of Tract 3, Short Plat No. MV-4-84, approved April 18, 1984, recorded April 20, 1984 in Volume 6 of Short Plats, page 134, under Auditor's File No. 8404200015, and being a portion of the Southwest ¼ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of Tract 3 of said Short Plat No. MV-4-84; thence North 00°11'10" West along the West line of said Tract 3, a distance of 197.36 feet to the Southwest corner of a tract of land conveyed to First Scripps League Realty Co. by document recorded February 16, 1973, under Auditor's File No. 780789;
thence South 89°37'00" East along the South line of said First Scripps League Realty Co. Tract, a distance of 180.01 feet to its Southeast corner; thence South 00°11'10" East, a distance of 197.36 feet, more or less, to the South line of said Tract 3;
thence North 89°42'07" West along said South line, a distance of 180.01 feet, more or less, to the point of beginning.

ALSO, EXCEPT that portion conveyed to the City of Mount Vernon by deed recorded August 11, 1998, under Auditor's File No. 9808110055, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington



EXHIBIT B
Description of the Portion of the 1994 Easement Being Released

The relinquishment of a portion of that certain non-exclusive easement for drainage recorded under Skagit County Auditor's File No. 9404120131, together with the right of ingress and egress for maintenance and installation of any drainage system or structures relating to said drainage system over, under and across a portion of Tract 3, Mount Vernon Short Plat MV-4-84, approved April 18, 1984, and recorded April 20, 1984, in Volume 6 of Short Plats, page 134, under Auditor's File No. 8404200015, records of Skagit County, Washington, being a portion of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M.; said relinquishment area being more particularly described as follows:

BEGINNING at the Southwest corner of said Tract 3 of Mount Vernon Short Plat No. MV-4-84;
thence North 0°11'10" West along the West line of said Tract 3 (also being the easterly right-of-way of Leigh Way) for a distance of 30.00 feet;
thence South 89°42'07" East parallel with and 30.00 feet North of the South line of said Tract 3 for a distance of 117.04 feet;
thence North 45°00'00" East for a distance of 88.75 feet, more or less, to the southerly projection of the westerly line of Tract 2, of said Short Plat MV-4-84;
thence North 0°11'10" West along said westerly line projected for a distance of 84.00 feet;
thence South 89°37'00" East for a distance of 20.00 feet to a point 30.00 feet easterly of the southerly projected west line of said Tract 2;
thence South 0°11'10" East parallel with and 30.00 feet easterly of said southerly projected West line of Tract 2 (also being the easterly line of said Drainage Easement recorded under Auditor's File No. 9404120131 for a distance of 96.18 feet;
thence South 45°00'00" West for a distance of 113.76 feet, more or less, to the South line of said Tract 3, (also being the northerly right-of-way margin of Roosevelt Avenue) at a point bearing South 89°42'07" East from the TRUE POINT OF BEGINNING;
thence North 89°42'07" West along said South line of Tract 3 for a distance of 129.30 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



EXHIBIT C
The Easement Area

A non-exclusive easement for drainage, together with the right of ingress and egress for maintenance and installation of any drainage structure or structures related to said drainage easement over, under and across a portion of Tract 3, Mount Vernon Short Plat No. MV-4-84, approved April 18, 1984, and recorded April 20, 1984, in Volume 6 of Short Plats, page 134, under Auditor's File No. 8404200015, records of Skagit County, Washington, being a portion of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M. said drainage easement being more particularly described as follows:

BEGINNING at the Southwest corner of said Tract 3, Mount Vernon Short Plat No. MV-4-84;
thence North 0°11'10" West along the West line of said Tract 3 for a distance of 197.36 feet to the Southwest corner of a tract of land conveyed to First Scripts League Realty Company by document recorded February 16, 1973, under Auditor's File No. 780789, also being a Northwest corner of said Tract 3, Short Plat No. MV-4-84 and being the TRUE POINT OF BEGINNING of said easement description;
thence South 89°37'00" East along the South line of said First Scripts League Realty Company tract, also being the North line of said Tract 3, for a distance of 180.01 feet to a corner thereof;
thence South 0°11'10" East along the southerly projection of the East line of said First Scripts League Realty Company tract for a distance of 10.00 feet;
thence North 89°37'00" West for a distance of 160.01 feet to a point 20.00 feet easterly of the West line of said Tract 3;
thence South 0°11'10" East for a distance of 47.00 feet;
thence North 89°37'00" West for a distance of 20.00 feet, more or less, to the West line of said Tract 3 at a point bearing South 0°11'10" East from the TRUE POINT OF BEGINNING;
thence North 0°11'10" West along the West line of said Tract 3 for a distance of 57.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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Skagit County Auditor

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