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Skagit County Auditor

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Land Title
RETURN TO:

JOHN W. HICKS
SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: Release

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR: Jeremy Robertson

GRANTEE: Public

ABBREVIATED LEGAL DESCRIPTION: PTN NE 1/4 OF SE 1/4, 16-34-4 W.M.

AKA LOT 4, SP MV 6-94

ASSESSOR'S TAX PARCEL NUMBER: 340416-4-004-0700, P107690

RELEASE

I certify that I have been given the opportunity to study the condition of Lot 4 of Mount Vernon Short Plat No. MV-69-94 and the easements servicing Lot 4. I have employed or been given the opportunity to employ such experts as I have deemed necessary.

I, based upon my study, agree pursuant to the Real Estate Purchase and Sale Agreement dated June 10, 2005, to purchase the above described property. I further certify that I am not relying upon any representation made by the sellers concerning the type or condition of the lot or the easements to the subject lot.

I realize there may be encroachments upon the access easement and that the easement description is unclear. I also realize that the lot is encumbered by wetlands and has a restricted building site.

I, based upon the above and despite the deficiencies, have elected to purchase. I, as an inducement to the closing of this sale, certify that I will make no claim against the sellers WES and MILLIE ROSENBACH for any matter arising out of this sale.

I further certify that I will make no claim against any other now owner or their heirs, successors and assigns, of any properties within the above short plat for any matter/issue arising out of Skagit County Cause No. 05 2 01071-4. Any present owner or future owner of properties may enforce the terms of this certification/release which document shall be recorded contemporaneously with the closing of the sale of property from Rosenbach to me.

DATED this 22 day of August, 2005.

[Signature]
JEREMY ROBERTSON - Buyer

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JEREMY ROBERTSON is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 22, 2005.



[Signature]
Printed name William W. Ketcheside
Notary Public in and for the State of
Washington, residing at Mount Vernon
My appointment expires 7-23-08.



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Escrow No.: 117222-SE

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 4 of City of Mount Vernon Short Plat No. MV-6-94, approved January 27, 1995, and recorded January 30, 1995, under Auditor's File No. 9501300001, in Volume 11 of Short Plats, pages 177 and 178, records of Skagit County, Washington, being a portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 34 North, Range 4 East, W.M.

TOGETHER WITH those non-exclusive rights for ingress, egress and utilities as conveyed by that instrument recorded April 14, 2005, under Skagit County Auditor's File No. 200504140037.

Situate in the County of Skagit, State of Washington.



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