

After Recording Return To:
RKSJ, LLC
6067 Central Avenue
Anacortes, WA 98221



200609270103
Skagit County Auditor

9/27/2006 Page 1 of 6 10:35AM

AMENDMENT OF EASEMENT

GRANTORS: RKSJ, L.L.C., a Washington limited liability company
GRANTEES: RKSJ, L.L.C., a Washington limited liability company
EARL ROGER NOAR & KATHLEEN F. NOAR
husband and wife

Legal Description:

Abbreviated Form: Lots 1&2, SP PL04-0556
Ptn NE, SW, and SE, NW, S2 ~~TRAN B LE WA~~ WASHINGTON
REAL ESTATE EXCISE TAX

Additional on Page: 1,2&3

SEP 27 2006

Assessor's Tax Parcel Nos: P124147, P124148, P19057

Amount Paid \$
Skagit Co. Treasurer
By Deputy

THE UNDERSIGNED GRANTOR, RKSJ, L.L.C., a Washington limited liability company, for and in consideration of obtaining water service and other underground utilities to real property owned by the Grantor, hereby conveys and quitclaims to RKSJ, L.L.C., a Washington limited liability company and to EARL ROGER NOAR & KATHLEEN F. NOAR, husband and wife, (collectively "Grantee") non-exclusive, perpetual easements for underground utilities over, under and across the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

I. DESCRIPTION OF EASEMENT

The Grantor is the owner of the benefited and burdened estates for that certain easement established by document recorded under Skagit County Auditor's File Number 200606210134, recorded June 21st, 2006, in the Records of Skagit County Washington (hereinafter referred to as "Easement"). Subsequent to the recording of said Easement, improvements have been constructed upon the easement. However the improvements are not located solely on the property identified in the Easement. The Owners execute this document with the intent to amend the legal description identified in the Easement to refer to the property descriptions set forth in this document as follows:

A strip of land 30 feet wide, being 15 feet on each side of the following described centerline:

Beginning at a point on the Easterly line of Marine Drive that is South 18°29'24"West and 100.00 feet from the Northwest corner of Lot 2, "Pangea Vista 1" Skagit County Short Plat PL04-0556, recorded under A.F. No. 200602210059, records of Skagit County, Washington;

Thence South 68°58'04"East a distance of 81.84 feet;

Thence North 64°25'59"East a distance of 109.40 feet;

Thence South 81°54'46"East a distance of 81.24 feet;

Thence South 62°21'18"East a distance of 66.42 feet;

Thence South 85°12'44"East a distance of 60.86 feet to the East boundary of said Lot 1 and the end of this description.

TOGETHER WITH:

A 20' strip of land shown as a utility easement on the face of Short Plat PL 04-0556 running parallel to Marine Drive and located along the West line of Lots 1 & 2 of Short Plat PL 04-0556.

TOGETHER WITH:

A 30' strip of land shown as a utility easement on the face of Short Plat PL 04-0556 centered on the common boundary line of Lots 1 & 2 of Short Plat PL 04-0556.

Subject to easements, encumbrances, restrictions, court actions and all matters of record.

Situate in Skagit County, Washington.



These easements are granted for the benefit of the following described real property:

Parcel A.

The Northeast Quarter of the Southwest Quarter, and the Southeast Quarter of the Northwest Quarter of Section 2, Township 34 North, Range 1 East, West of the Willamette Meridian, Skagit County Washington; EXCEPTING therefrom said Southeast Quarter of the Northwest Quarter that portion lying within the boundaries of Short Plat 17-75, as recorded in Volume 1 of Short Plats, page 36, Auditor's File No. 817573. Situate in Skagit County, Washington.

Subject to easements, encumbrances, restrictions, court actions and all matters of record.

Parcel B

Lot 1 Skagit County Short Plat No. PL-04-0556 approved February 16, 2006 and recorded February 21, 2006 under Skagit County Auditor's File Number 200602210059, Records of Skagit County, Washington.

Subject to easements, encumbrances, restrictions, court actions and all matters of record.

Situate in Skagit County, Washington.

Parcel C

Lot 2 Skagit County Short Plat No. PL-04-0556 approved February 16, 2006 and recorded February 21, 2006 under Skagit County Auditor's File Number 200602210059, Records of Skagit County, Washington.

Subject to easements, encumbrances, restrictions, court actions and all matters of record.

Situate in Skagit County, Washington.



II. AGREEMENT IS APPURTENANT

The benefits, burdens, and covenants of the easement(s) granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantor's and Grantee's property and their respective heirs, successors and assigns, and all persons possessing any of said property by, through, or under the parties hereto, or their respective heirs, successors or assigns.

This easement shall not effect a merger of the fee ownership and the easement. The fee and easement shall hereafter remain separate and distinct.

This easement shall be construed and governed by the laws of the State of Washington.

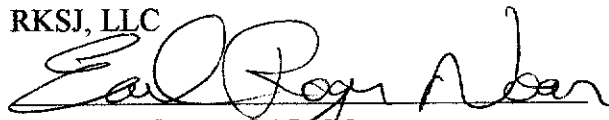
The invalidity or unenforceability of any provision hereof shall not affect or impair any other provisions hereof.

III. CONFLICT

This amended easement is intended to reflect the as-built location of the improvements. In the event of a conflict between the descriptions set forth in this document and the location of the as-built improvements, the easement shall be modified to reflect the location of the as-built improvements.

DATED this 27th day of September, 2006.

RKSJ, LLC


EARL ROGER NOAR, Manager

State of Washington)
County of Skagit)

I certify that I know or have satisfactory evidence that EARL ROGER NOAR is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the MANAGER of RKSJ, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 9-27-2006
Kimberly Ann Kane
(Signature)
NOTARY PUBLIC
Kimberly Ann Kane
Print Name of Notary
My appointment expires: July 19, 2010



PANGEA VISTA UTILITIES EASEMENT

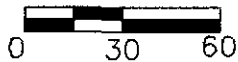
JOB NO. 01-180

FUTURE SHORT PLAT

N 0°13'03"E



SCALE 1"=60'



LOT 1

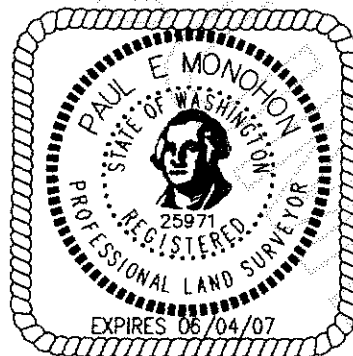
PLATTED UTILITY EASEMENT
N 65°36'24"W 376.72

LOT 2

N 18°29'34"E 100.00
MARINE DRIVE

NEW UTILITY EASEMENT
15' 15'

NEW UNDERGROUND UTILITY EASEMENT LEGAL DESCRIPTION:
FOR THE BENEFIT OF LOTS 1 AND 2, "PANGEA VISTA 1" SKAGIT COUNTY SHORT PLAT PL04-0556, RECORDED UNDER A.F. NO. 200602210059, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND FUTURE SHORT PLAT LOTS TO THE EAST,
A STRIP OF LAND 30 FEET WIDE BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT ON THE EASTERLY LINE OF MARINE DRIVE THAT IS SOUTH 18°29'24"W AND 100.00 FEET FROM THE NORTHWEST CORNER OF LOT 2, "PANGEA VISTA 1" SKAGIT COUNTY SHORT PLAT PL04-0556, RECORDED UNDER A.F. NO. 200602210059, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 68°58'04"E EAST A DISTANCE OF 81.84 FEET;
THENCE NORTH 64°25'59"E EAST A DISTANCE OF 109.40 FEET;
THENCE SOUTH 81°54'46"E EAST A DISTANCE OF 81.24 FEET;
THENCE SOUTH 62°21'18"E EAST A DISTANCE OF 66.42 FEET;
THENCE SOUTH 85°12'44"E EAST A DISTANCE OF 60.86 FEET TO THE EAST BOUNDARY OF SAID LOT 1 AND THE END OF THIS DESCRIPTION.



SCHEMMER ENGINEERING INC.

317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006



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9/27/2006 Page 6 of 6 10:35AM