

After Recording Return to:

Chester T. Lackey
900 Dupont Street
Bellingham, WA 98225



200703130097

Skagit County Auditor

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4 11:29AM

Document Title:	Extinguishment of Easement
Grantor:	The City of Anacortes
Grantee:	Bradley R. Paulson and Marjorie A. Paulson
Legal:	Ptn Lots 1 & 2 of AN SP 93-004 in Blk 239 Anac.
Tax Parcel Nos.:	P-56375 and P-105094

EXTINGUISHMENT OF EASEMENT

THIS AGREEMENT is executed this 2nd day of March, 2007, by and between Bradley R. Paulson and Marjorie A. Paulson, husband and wife, hereinafter "Paulson", and the City of Anacortes, hereinafter the "City", for the purpose of extinguishing a portion of two utilities easements held by the City. This Agreement is based upon the following circumstances:

RECITALS:

A. The City, by Ordinance No. 684, vacated B Avenue in the City of Anacortes lying between the north line of 11th Street and the inner harbor line, excepting the right-of-way of the Great Northern Railway Company, hereinafter the "Vacation Ordinance".

B. The City reserved in the Vacation Ordinance the right to construct sewers within vacated B Avenue.

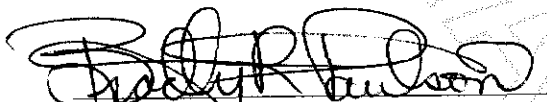
C. By instrument entitled Easement for Utility Lines and Appurtenances, recorded under Skagit County Auditor's File No. 636193, the City acquired an easement over vacated B Avenue for utility purposes, hereinafter "Utility Easement".

D. Paulson owns the real property lying east and adjacent to vacated B Avenue, more particularly described in attached Exhibit "A", hereinafter "Paulson Property". Paulson has requested that the City release and extinguish its easements over and across the east 15' of vacated B Avenue, lying between the north line of 11th Street and the inner harbor line, excepting the right-of-way of the Great Northern Railway Company, hereinafter the "Extinguishment Area".


E. The City has agreed to extinguish and release its easements and other rights to install utilities within the Extinguishment Area in exchange for the payment of Twenty Two Thousand Eight Hundred Fifty Two and 80/100 Dollars (\$22,852.80).

NOW, THEREFORE, in consideration of the mutual promises and agreements contained herein, the parties agree as follows:

1. Upon recording of this instrument, Paulson shall pay to the City Twenty Two Thousand Eight Hundred Fifty Two and 80/100 Dollars (\$22,852.80).
2. The City hereby relinquishes all rights and extinguishes any easements or other interest in real property held by the City within the Extinguishment Area.
3. Paulson and future owners of the Paulson Property shall have the right to use the Extinguishment Area for the construction of structures and other improvements.
4. The Extinguishment Area shall no longer be encumbered by the Utility Easement or the rights reserved in the Vacation Ordinance.


BRADLEY R. PAULSON

3/2/07
(date)


MARJORIE A. PAULSON



3/2/07
(date)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


MAR 13 2007

CITY OF ANACORTES


By 
H. DEAN MAXWELL, Mayor

Amount Paid \$ 
By Skagit Co. Treasurer
Deputy 

Department Approval:

By 
Department Head (P. J. W. 03/26/07)

Attest:


Finance Director

Approved as to Form:

By 
Office of the City Attorney

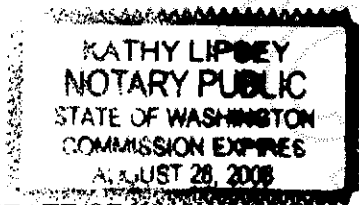


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STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that H. Dean Maxwell is the person who appeared before me and said person acknowledged that he signed this instrument, on oath and stated that he was authorized to execute the instrument and acknowledged it as the City of Anacortes Mayor to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-2-07



Kathy Lipsey
Notary Public in and for the State of Washington,
residing at Hamilton
My Commission Expires: Aug 28, 2008.

STATE OF WASHINGTON)
)ss.
COUNTY OF

On this 2nd day of March, 2007, before me personally appeared BRADLEY R. PAULSON and MARJORIE A. PAULSON, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



Linda M Holliman
Notary Public in and for the State of Washington,
residing at Skagit County
My Commission Expires: 8-23-2010.

NAWP\CLIENTS\Paulson\Docs\Extinguishment of Easement.doc



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Skagit County Auditor

EXHIBIT "A"

Lots 1 and 2, of Holton Short Plat, Short Plat No. ANA 93-004, approved February 7, 1994, and recorded on February 18, 1994, in Volume 11 of Short Plats, at page 62, under Auditor's File No. 9402180053, records of Skagit County, Washington; and being a portion of Block 239, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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