



201007140106

Skagit County Auditor

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When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Release of Easements

Grantor: Thomas M. Leahy & Pamela G. Cassidy, h/w

Grantees: Thomas M. Leahy & Pamela G. Cassidy, h/w

Legal Description: Ptn Lot 1, S/P 91-092, 11-35-7

Assessor's Property Tax Parcel or Account Nos.: P42468; P42466; P108608

Reference Nos of Documents Assigned or Released: 9206010085; 9906290088

THIS INDENTURE, made this 7 day of July, 2010, between Thomas M. Leahy & Pamela G. Cassidy, h/w, Grantors, and Thomas M. Leahy & Pamela G. Cassidy, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the parcels bearing Skagit County Assessor's parcel Nos. P42466; P42468; and P108608, specifically described in the attached Exhibit A. The said parcels were the subject of a boundary adjustment, as set forth in that Quitclaim Deed dated December 16th, 2008 and recorded on January 22nd, 2009 under Skagit County Auditor's File No. 200901220100. Prior to the boundary adjustment, the parcels were depicted as Lots 1 and 3, Short Plat 91-092, recorded in Volume 10 of Short Plats, page 86, under Skagit County Auditor's File No. 90206010085.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2101

JUL 14 2010

Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy

- b. A 20' easement for ingress, egress and utilities is set forth on the face of Short Plat 91-092, across the then-Lot 1, for the benefit of the then-Lot 3.
- c. In addition, an exclusive 20' easement for ingress, egress and utilities over a portion of the then-lot 1, benefitting the then-lot 3, was created by instrument recorded on June 29th, 1999 under Skagit County Auditor's File No. 9906290088.
- d. The boundary adjustment referenced above rendered both of the above-described easements superfluous, and as a consequence Grantors/ Grantees wish to remove the easements as encumbrances against the parcels described in Exhibit A.

Conveyance

THEREFORE, for and in consideration of the clearing of title, and for no monetary consideration, grantors do hereby convey, release and quitclaim to the grantees the 20' ingress, egress and utility easement as set forth on the face of the said Short Plat 91-092, and the 20' ingress, egress and utility easement as set forth in instrument recorded under Skagit County Auditor's File No. 9906290088.

NOTHING HEREIN SHALL AFFECT THE WELL PROTECTION ZONE AS SET FORTH ON THE FACE OF THE SAID PLAT, OR ANY EASEMENTS FOR WELL PROTECTION PURPOSES BENEFITTING ANY OF THE PARCELS REFERENCED HEREIN.

DATED: July 7, 2010.



THOMAS M. LEAHY



PAMELA G. CASSIDY

STATE OF WASHINGTON)
 :SS
 COUNTY OF Island)

On this day personally appeared before me Thomas M. Leahy, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.



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Skagit County Auditor

GIVEN under my hand and official seal this 7th day of July, 2010.



Shelly G Knapp
NOTARY PUBLIC in and for the State of Washington, residing at
Freeland WA
My commission expires: 1-18-14
Name: Shelly Knapp

STATE OF WASHINGTON)
COUNTY OF Island) :SS

On this day personally appeared before me Pamela G. Cassidy, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7th day of July, 2010.



Shelly G Knapp
NOTARY PUBLIC in and for the State of Washington, residing at
Freeland WA
My commission expires: 1-18-14
Name: Shelly Knapp



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EXHIBIT A

Parcel A:

Beginning at the southeast corner of Lot 1, Short Plat No.91-092 recorded in Volume 10 of Short Plats at page 86, under Auditor's File No.9206010085, records of Skagit County, Washington; thence S 88°20'10" W along the south line of said Lot 1, a distance of 351.96 feet; thence N 01°39'50" W, a distance of 70.00 feet; thence N 48°38'02" E, a distance of 139.44 feet; thence N 88°20'10" E, a distance of 40.00 feet; thence S 01°39'50" E, a distance of 37.38 feet; thence N 88°20'10" E, a distance of 204.68 feet to the east line of said Lot 1; thence S 01°39'50" E along said east line, a distance of 121.70 to the point of beginning of this description.

TOGETHER WITH an easement for well protection purposes over, under and through a 200 foot diameter circle the center of which is the existing 6 inch well casing on said Lot 1.

Parcel B:

Lot 1 and Lot 3, Short Plat No.91-092 recorded in Volume 10 of Short Plats at page 86, under Auditor's File No.9206010085, records of Skagit County, Washington;

EXCEPT beginning at the southeast corner of said Lot 1; thence S 88°20'10" W along the south line of said Lot 1, a distance of 351.96 feet; thence N 01°39'50" W, a distance of 70.00 feet; thence N 48°38'02" E, a distance of 139.44 feet; thence N 88°20'10" E, a distance of 40.00 feet; thence S 01°39'50" E, a distance of 37.38 feet; thence N 88°20'10" E, a distance of 204.68 feet to the east line of said Lot 1; thence S 01°39'50" E along said east line, a distance of 121.70 to the point of beginning of this description.

SUBJECT TO an easement for well protection purposes over, under and through a 200 foot diameter circle the center of which is the existing 6 inch well casing on said Lot 1.



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