

After Recording Return to:
Guardian Northwest Title
3202 Commercial Avenue
Anacortes, WA 98221



201207230162

Skagit County Auditor

7/23/2012 Page 1 of 6 3:27PM

**Release of Membership and Water Rights
In the
Biz Point Water Association**

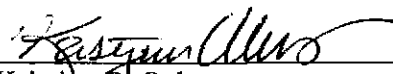
Kristjan and Monica Ochs, the legal owners of the 14114 Biz Point Road,
Parcel Number: P19442
Abbreviated Legal: Section 15, Township 34 North, Range 1 East; Ptn. Gov't Lot 1
(aka Tract B SP 93-028)
Legally described as: Exhibit A, Attached

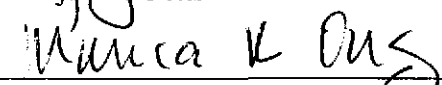
This is to certify that the legal owners do hereby release and terminate any rights and obligations
to water associated with the Biz Point Water Association for non-use of the water as entitled in
the Bylaws of the Biz Point Water Association recorded under AF #8907250038.

IN WITNESS WHEREOF, the said parties hereto have caused this instrument to be
executed on this 17TH day of JULY, 2012

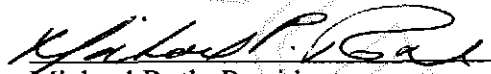
Owners of property at 14114 Biz Pt Road


Biz Point Water Assn



Kristjan P. Ochs


Monica K. Ochs



Michael Roth, President


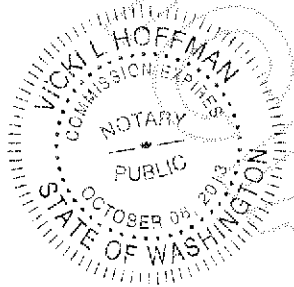
Theo K. VanderSluis, Vice President

STATE OF WASHINGTON }
County of SKAGIT }

ACKNOWLEDGMENT - Individual

On this day personally appeared before me KRISTJAN P. OCHS
AND MONICA K. OCHS to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged
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 this 18TH day of JULY, 20 12.



Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at ANACORTES

My appointment expires 10-8-13

STATE OF WASHINGTON }
County of }

ACKNOWLEDGMENT - Individual

On this day personally appeared before me _____
_____ to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged
that _____ signed the same as _____ free and voluntary act and deed, for the uses and
purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 20 _____.

Notary Public in and for the State of Washington
Residing at _____

My appointment expires _____



201207230162
Skagit County Auditor

ACKNOWLEDGEMENT - Corporate

STATE OF WASHINGTON,)
County of SKAGIT) ss.
)

On this 20TH day of JULY, 2012 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

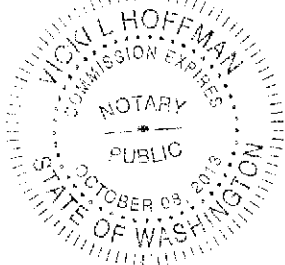
MICHAEL ROTH and _____
to me known to be the

President and _____

Secretary, respectively, of BIZ POINT WATER ASSN.

The corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that HE IS authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Vicki L Hoffman
Notary Public in and for the State of Washington,
Residing at ANACORTES WA

My appointment expires 10-8-13



201207230162
Skagit County Auditor

ACKNOWLEDGEMENT - Corporate

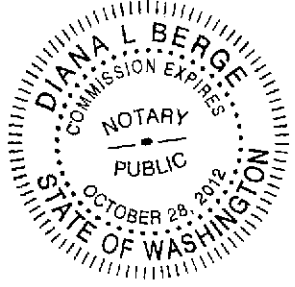
STATE OF WASHINGTON,)
County of Skagit) ss.
)

On this 17 day of July, 2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____
Theo K. Vander Sluis _____ and _____

_____ to me known to be the
_____ Vice President ~~and~~ _____
~~Secretary, respectively~~ of Biz Point Water Assn.

The corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
he authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Diana L. Berge
Notary Public in and for the State of Washington,
Residing at Anacortes
My appointment expires 10/28/2012



EXHIBIT A

PARCEL "A":

Tract B of Skagit County Short Plat No. 93-028, located in Section 15, Township 34 North, Range 1 East, W.M., approved September 14, 1993, recorded in Volume 10 of Short Plats, page 230, under Auditor's File No. 9309140025, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and road and utility purposes over, along, under and across a 60 foot strip of land lying 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of Tract A, Rancho San Juan Del Mar, Subdivision No. 3, Plate 1, records of Skagit County, Washington, said Northeast corner being on the Southerly right of way line of County Road No. 376;

thence South $81^{\circ}19'$ East, 44.92 feet along the Southerly right of way of said County road to the point of beginning of this centerline;

thence South $35^{\circ}44'01''$ West, 147.02 feet;

thence South $62^{\circ}14'11''$ West, 140.14 feet;

thence South $45^{\circ}33'26''$ West, 168.52 feet;

thence South $42^{\circ}09'56''$ West, 167.71 feet;

thence South $69^{\circ}00'48''$ West, 161.45 feet;

thence South $60^{\circ}59'48''$ West, 83.00 feet;

thence South $11^{\circ}12'18''$ West, 220.00 feet, more or less, to a point on a property line described as follows:

Beginning at the Southeast corner of Government Lot 1, Section 15, Township 34 North, Range 1 East, W.M.;

thence North $0^{\circ}56'38''$ West, 682.49 feet along the East line of Government Lot 1, to the point of beginning of said property line;

thence North $88^{\circ}58'47''$ West parallel to the South line of said Government Lot 1, to the intersection of said easement centerline,

EXCEPT that portion of said easement lying within the above described main tract;

ALSO TOGETHER WITH that certain effluent line easement and drainfield easement in favor of said Tract A, as said easements are delineated on the face of said Short Plat No. 93-028, and as further established and described by documents recorded under Auditor's File Nos. 872707, 9305120105, 9305180118, records of Skagit County, Washington, EXCEPT the East 10 feet of the drainfield area in favor of Tract A.



201207230162
Skagit County Auditor

DESCRIPTION CONTINUED:

PARCEL "B" continued:

TOGETHER WITH an additional strip of land for the drainfield area described as follows:

Beginning at the Northwest corner of the drainfield area in favor of Tract A, as delineated on the face of said Short Plat No. 93-028;
thence North $00^{\circ}56'38''$ West, a distance of 25 feet;
thence North $89^{\circ}03'22''$ East, a distance of 60 feet;
thence South $00^{\circ}56'38''$ East, a distance of 25 feet;
thence South $89^{\circ}03'22''$ West along the North line of the existing drainfield area, a distance of 60 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



201207230162
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