



201209060023
Skagit County Auditor

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After filing return to:

James Sturdevant
119 N. Commercial St. #920
Bellingham WA 98225

RELEASE OF EASEMENT

AF# 201203230076 200302180223

Grantor: Siegfried Poppe Trustee and Irmgard Poppe Trustee
("Trustees") of the Siegfried Poppe and Irmgard Poppe Living
Trust.

Grantee: Siegfried Poppe Trustee and Irmgard Poppe Trustee
of the Siegfried Poppe and Irmgard Poppe Living Trust

Legal Description: A portion of the NE ¼ of the NE ¼ of
Section 22, T36N., R3E, W.M. AKA Tracts 51 and 52, Unrecorded
Colony Mountain

Assessor's Property Tax Parcel or Account No.: P48026

This indenture made this ____ day of August 2012 by and
between Siegfried Poppe and Irmgard Poppe trustees
("Trustees"), of the Siegfried Poppe and Irmgard Poppe Living
Trust ("Trust") and the Trustees and the Trust, witnesseth:

WHEREAS Siegfried Poppe and Irmgard Poppe, husband and
wife, were owners of the real estate in Skagit County
Washington, Parcel ID No. P48026 and Parcel ID No. P 48021

which are legally described in Exhibit "A" attached hereto which is incorporated herein by this reference as if fully set out herein;

WHEREAS Siegfried Poppe and Irmgard Poppe, husband and wife, on March 21, 2012 signed a quitclaim deed which was recorded on March 23, 2012 under Skagit County Auditor No. 201203230076 which quit-claimed their interest in two parcels of real estate in Skagit County, Washington with Assessor's Tax Parcel ID # P48026 and P48021 to the Trustees of the Trust;

WHEREAS, Siegfried Poppe with a Setback Easement signed on February 17, 2003 and recorded with the Skagit County Auditor on February 18, 2003 under Skagit County Auditor File No. 200302180223, on Parcel ID No. P48026, as legally described in Exhibit "A" attached hereto, the servient tenement, for the benefit of Parcel ID No. P48021, the dominant tenement, as legally described in Exhibit "A" attached hereto, a copy of said Setback Easement is attached as Exhibit "B;"

WHEREAS Siegfried Poppe with the quitclaim deed recorded under Skagit County Auditor No. 201203230076 quit-claimed his interest in the servient and the dominant tenements described above to the Trustees of the Trust;

WHEREAS because of a lot line adjustment to be recorded herewith, the Setback Easement is no longer necessary to satisfy the requirements of the Skagit County Code:

Now, therefore, for no monetary consideration, the Trustees hereby release, quitclaim, and abandon unto said Trustees the Setback Easement granted the owner of Parcel ID No. P48021 to the owner of Parcel ID No. P48026, which are legally described in Exhibit "C" attached, the Setback Easement the owner of Parcel ID No. 48021 granted the owner



EXHIBIT No. A



201203230076

Skagit County Auditor

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WHEN RECORDED RETURN TO:
John J. Kamrar, Attorney at Law, P.S.
105 5th St. Suite 203
Lynden, WA 98264

QUIT CLAIM DEED

Grantor(s): Siegfried Poppe and Irmgard Poppe, husband and wife
Grantee(s): Siegfried Poppe and Irmgard Poppe, Trustees of the Siegfried Poppe and Irmgard Poppe Living Trust, dated December 18, 2006
Assessor's Tax Parcel ID#: P48026; P48021

THE GRANTOR(S), Siegfried Poppe and Irmgard Poppe, husband and wife, for and in consideration of FUNDING OF A LIVING TRUST conveys and quit claims to Siegfried Poppe and Irmgard Poppe, Trustees of the Siegfried Poppe and Irmgard Poppe Living Trust, dated December 18, 2006, the following described real estate, situate in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

LEGAL DESCRIPTION: Parcel ID # P48026

A tract of land in the Northeast quarter of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of said Section 22; thence North 88° 20' 34" West along the Northerly line of said Section 22, a distance of 205.00 feet; thence South 49° 28' 39" West 692.92 feet to an intersection with a curve having a radius of 985 feet, the center of which curve bears North 70° 22' 00" East; thence Southeasterly along said curve to the left through a central angle of 8° 58' 00", an arc distance of 154.14 feet; thence North 68° 32' 21" East 724.06 feet to the Easterly line of said Section 22; thence North 0° 55' 15" West along said Easterly line 320.00 feet to the point of beginning. (Also known as Tract 51 of Colony Mountain, an unrecorded plat).

Situate in the County of Skagit, State of Washington.

Subject to: This conveyance is subject to the covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

LEGAL DESCRIPTION: Parcel ID # P48021

A tract of land in the Northeast quarter of Section 22, Township 36 North, Range 3 East of the W.M., described as follows:

Beginning at a point on the Easterly line of said Section 22, a distance of 320.00 feet on a bearing of South 00° 55' 15" East from the Northeast corner of said Section 22; thence continuing on said Easterly line South 00° 55' 15" East, 458.35 feet; thence South 85° 51' 44" West, 576.78 feet to an intersection with a curve having a radius of 380 feet, the center of which curve bears North 68° 06' 00" East; thence Northwesterly along said curve to the right through a central angle of 07° 58' 00", an arc distance of 52.84 feet to a point of reverse curve to the left having a radius of 410 feet the center of which curve bears South 76° 04' 00" West; thence Northwesterly along said curve to the left through a central angle of 18° 50' 00", an arc distance of 134.77 feet to a point of reverse curve to the right having a radius of 985 feet, to center of which curve bears North 57° 14' 00" East; thence Northwesterly along said curve to the right through a central angle of 04° 10' 00", an arc distance of 71.63 feet; thence North 68° 32' 21" East, 724.06 feet to the point of beginning. (Also known as Tract 52 of Colony Mountain, an unrecorded plat).

Situate in the County of Skagit, State of Washington.

Subject to: This conveyance is subject to the covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Commonly known as 15949 Mountain Drive, Bow, Skagit County, Washington 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012778

MAR 23 2012



201209060023

Skagit County Auditor

Amount Paid \$ ☒
Skagit Co. Treasurer
By WAM Deputy

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Dated: this 21st day of March, 2012.

GRANTOR(S):

Siegfried Poppe

Irmgard Poppe

STATE OF WASHINGTON

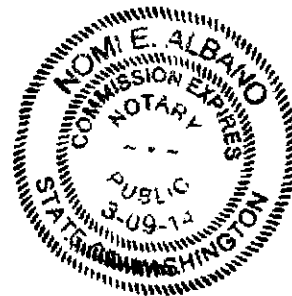
SS

COUNTY OF WHATCOM

On this day personally appeared before me Siegfried Poppe and Irmgard Poppe, 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 21 day of March, 2012.

Nomi E. Albano
Notary Public in and for the State of Washington
My appointment expires 3/9/14



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EXHIBIT No. B



200302180223
Skagit County Auditor

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3 2:14PM

Return to:

SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the Side (side or rear) yard setback requirements of the Skagit County Code,

WITNESSETH:

WHEREAS, The Skagit County Codes requires 16 foot side (side or rear) yard setback; and

WHEREAS, Section 14.18.010 (5) provides an exception from the side setback requirement if an easement is provided along the side lot line of the abutting lot, sufficient to leave the minimum required separation () between buildings of the adjoining lots; NOW THEREFORE,

Grantor, Poppe, Siegfried hereby grants to
Poppe, Siegfried, Grantee, an easement over the following described property:

(See Exhibit "A")

P48026 22-36-3

herein called the "easement area", for side yard purposes to satisfy the Skagit County Code on the following described real property of the grantee:

(See Exhibit "B")

herein called the "dominant lot", and agrees that no structure will be located in the easement area, other than the eaves or overhang of the structure to a maximum of eighteen (18) inches. Grantee shall have access to the easement area for normal maintenance activities to the structure on the dominant lot.

Additional provisions:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 17th day of February, 2003

Grantor

Amount Paid
By LP Skagit Co. Treasurer
Deputy

State of Washington

County of Whatcom

I, undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 17 day of February, 2003, personally appeared before me Siegfried Poppe to me known to be the individual described in and who executed the within instrument, and acknowledged that he (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Paulino Keener
Notary Public in and for the State of Washington,
residing at Whatcom County, Bellingham

My Commission expires:

12-16-06



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EXHIBIT "A"

ENCROACHMENT EASEMENT MORE COMMONLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF TRACT 51,
UNRECORDED SURVEY OF COLONY MT. (AKA
RT#1-001-31 PTN NE 1/4 BEG AT NE C TH N 88-20-54
W 205.00 FT TH S 49-28-39 W 692.92 FT TAP OF CRV
THE SELY ALG CRV 154.14 FT TTH N 68-32-21 E
724.06 FT TO ELY LLOF S DSEC TH N 0-55-15 W
320.00 FT TPOB). THENCE NELY ALONG THE SLY
LINE OF SAID TRACT 140.0 FT., THENCE SELY
PERPENDICULAR TO SAID SLY LINE A DISTANCE
OF 60.0 FT., THENCE NELY PARALLEL TO SAID SLY
TRACT LINE 160.0 FT., THENCE NWLY
PERPENDICULAR TO SAID SLY TRACT LINE A
DISTANCE OF 60.0 FT TO A POINT ON SAID TRACT
LINE 300.0 FT NELY OF THE TPOB AND THE END OF
THIS DESCRIPTION,



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EXHIBIT "B"

TRACT 52, UNRECORDED SURVEY OF COLONY MT.
(AKA RT#1-001-26 BAAP ON ELY LI S 0-55-15 E 320.00
FT FR NE C TH S 0-55-15 E 458.35F TTH S 85-51-44 W
576.78 FT AAP ON CRV TH NWLY ALG CRV 52.84FT
TAP ON REVERSE CRV TH NWL ALG CRV 134.77FT
TAP ON REVERSE CRV TH NWLY ALG CRV 71.63FT
TH N 68-32-21 E 724.06FT TPOB)



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Exhibit "C"

Siegfried Poppe and Irmgard Poppe Living Trust Parcels
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-48026 and P-48021)

EXHIBIT No. C

Parcel "A" (P-48026)

A tract of land in the Northeast Quarter of Section 22, Township 36 North, Range 3 East W.M., described as follows:

BEGINNING at the Northeast corner of said Section 22; thence North 88°20'54" West along the Northerly line of said Section 22, a distance of 205.00 feet; thence South 49°28'39" West, 692.92 feet to an intersection with a curve having a radius of 985 feet, the center of which curve bears North 70°22'00" East; thence Southeasterly along said curve to the left through a central angle of 8°58'00", an arc distance of 154.15 feet; thence North 68°32'21" East, 179.89 feet; thence South 16°35'47" East, 6.50 feet; thence North 73°27'18" East, 46.50 feet; thence North 16°35'47" West, 10.50 feet; thence North 68°32'21" East, 497.51 feet to the Easterly line of said Section 22; thence North 00°55'15" West along said Easterly line 320.00 feet to the POINT OF BEGINNING. (Also known as Revised Tract 51 of Colony Mountain, an unrecorded plat).

Situate in the County of Skagit, State of Washington.

Parcel "B" (P-48021)

A tract of land in the Northeast Quarter of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at a point on the Easterly line of said Section 22, a distance of 320.00 feet on a bearing of South 0°55'15" East from the Northeast corner of said Section 22; thence continuing on said Easterly line South 0°55'15" East, 458.35 feet; thence South 85°51'44" West, 576.78 feet to an intersection with a curve having a radius of 380 feet, the center of which curve bears North 68°06'00" East; thence Northwesterly along said curve to the right through a central angle of 7°58'00", an arc distance of 52.84 feet to a point of reverse curve to the left having a radius of 410 feet the center of which curve bears South 76°04'00" West; thence Northwesterly along said curve to the left through a central angle of 18°50'00", an arc distance of 134.77 feet to a point of reverse curve to the right having a radius of 985 feet, the center of which curve bears North 57°14'00" East; thence Northwesterly along said curve to the right through a central angle of 4°10'00", an arc distance of 71.63 feet; thence North 68°32'21" East, 179.89 feet; thence South 16°35'47" East, 6.50 feet; thence North 73°27'18" East, 46.50 feet; thence North 16°35'47" West, 10.50 feet; thence North 68°32'21" East, 497.51 feet to the POINT OF BEGINNING. (Also known as Revised Tract 52 of Colony Mountain, an unrecorded plat).

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Skagit County Auditor