

After recording return to:

Cairncross & Hempelmann, P.S.  
524 Second Avenue, Suite 500  
Seattle, WA 98104-2323  
Attn: Ryan White



201505120129

Skagit County Auditor \$75.00  
5/12/2015 Page 1 of 4 3:38PM

EASEMENT # 818685

GUARDIAN NORTHWEST TITLE CO.  
ACCOMMODATION RECORDING ONLY

TERMINATION OF EASEMENT

m 4866

GRANTOR: City of Anacortes, a Washington municipal corporation

GRANTEE: West Coast Land Investments, Inc., a Washington corporation

ABBREVIATED LEGAL DESCRIPTION (Complete legal description on following page): Government Lot 4, Section 28, Township 35 N, Range 1 E, W.M.

TAX PARCEL NO(s): 4426-000-007-0001 (P82080).

RELATED DOCUMENT: 818685

This Termination of Easement ("**Termination**") is made as of this 12 day of May, 2015, by the City of Anacortes, a Washington municipal corporation ("**Grantor**").

### BACKGROUND

By an instrument recorded June 9, 1975 at Auditor's File Number 818685, Grantor was granted, as the sole beneficiary, a perpetual easement and right of way for the purpose of constructing, operating, maintaining, repairing and replacing utilities and related appurtenances, together with the right of ingress, and egress for all purposes necessary and related thereto, over under, through, along and across the following described real property situate in the City of Anacortes, Skagit County, State of Washington, being more particularly described as follows (the "**Easement**"):

A STRIP OF LAND 10.000 FEET IN WIDTH, 5.000 FEET ON EACH SIDE OF A LINE LOCATED IN GOVERNMENT LOT 4, SECTION 28, TOWNSHIP 35 N, RANGE 1 E, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF LOT 59 OF THE PLAT OF SKYLINE NO. 16, ACCORDING TO THE PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 23-25, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE S 50°55'35" E - 156.721 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 18°20'19" W - 189.500 FEET;

THENCE S 18°40'19" W - 97.740 FEET;

THENCE S 02°29'19" W - 384.960 FEET;

THENCE S 07°03'41" W - 255.540 FEET;

THENCE S 0°08'19" W - 39.260 FEET;

THENCE S 2°23'19" W - 214.800 FEET.

West Coast Land Investments, Inc., a Washington corporation ("**Grantee**") is the owner of the real property burdened by the easement, legally described as follows (the "**Property**"):

LOT 7, PLAT OF SKYLINE NO. 19, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGES 19, 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

The Grantor no longer requires the use of the Easement, because the Easement was replaced by 10-foot storm drainage easements on Lots 17 and 18, and a 20-foot storm drainage easement on Tract C, of the Plat of Fidalgo Villas, by recording of said plat under Auditor's File No. 201505120127 immediately preceding the recording of this Termination.

Accordingly, Grantor desires to release and terminate the Easement.

#### AGREEMENT

NOW, THEREFORE, in consideration of the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

1. Release and Termination. Effective as of the date hereof, Grantor hereby releases all right, title and interest in the Easement, legally described above, and said Easement is hereby terminated and is of no further force and effect.
2. Runs with Land. This release and termination of the Easement will run with the land and be binding upon the Grantor and its successors and assigns, and will inure to the benefit of the Grantee, its successors and assigns.

*[Remainder of page intentionally blank; signatures and notary acknowledgments follow.]*

