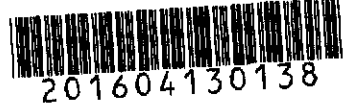


When recorded return to:

Charles P. and Jennifer A. Scheid
7917 NE 203rd
Kenmore, WA 98028



Skagit County Auditor
4/13/2016 Page

1 of 2 4:05PM
\$74.00

Escrow Number: JM1875

QUIT CLAIM DEED EASEMENT

C.P.S.
THE GRANTOR DYLAN LEE SANDERS-GRIFFITH AS SUCCESSOR TRUSTEE OF THE HEYE SPECIAL NEEDS TRUST FBO DYLAN LEE SANDERS-GRIFFITH DATED JUNE 28, 2001 for and in consideration of easement termination without monetary consideration conveys and quit claims to CHARLES P. SCHEID AND JENNIFER A. SCHEID, HUSBAND AND WIFE, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

A non-exclusive easement for ingress, egress and utilities over and across the Northerly 30 feet of Lot 1 of Skagit County Short Plat No. 94-27, approved September 23, 1994 and recorded September 30, 1994 in Volume 11 of Short Plats, Page 120, as Auditor's File No. 9409300052, being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 33 North, Range 6 East, W.M. and of the North 1/2 of the Southwest 1/4 of Section 22, Township 33 North, Range 6 East, W.M.

THE PURPOSE OF THIS CONVEYANCE IS TO DECLARE NULL AND VOID THAT CERTAIN EASEMENT DESCRIBED ABOVE AND ESTABLISHED OF RECORD AS AUDITOR'S FILE NO. 9610310117. THE GRANTORS AND GRANTEEES HEREINABOVE BEING THE SUCCESSORS IN INTEREST TO THE ORIGINAL GRANTEEES AND GRANTORS, RESPECTIVELY ON SAID AUDITOR'S FILE NO. 9610310117.

Tax Parcel Number(s): p104106 AND p104113

Dated: 4-13-16

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 13 2016

Easement only

[Signature]
Dylan Lee Sanders-Griffith, Successor Trustee

Amount Paid \$
By Skagit Co. Treasurer Deputy
[Signature]

State of Washington }
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that Dylan Lee Sanders-Griffith is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath state the he was authorized to execute the instrument and acknowledge it as the Successor Trustee of the Heye Special Needs Trust FBO Dylan Lee Sanders-Griffith dated June 28, 2001 to be the free and voluntary act for the uses and purposes mentioned in this instrument.

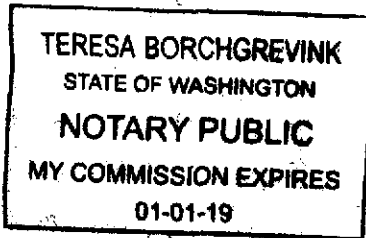
Dated: 4-13-2016

[Signature]

Notary Public in and for the State of Washington

Residing at: *Manlyville*

My appointment expires: *1-1-19*



**AGREEMENT AND LIMITED CLOSING INSTRUCTIONS BETWEEN
RELATIVES AND/OR ADJOINING LANDOWNERS**

DATED: 3/24/2016

JM1875

Grantors: Dylan Lee Sanders-Griffith as Successor Trustee

Grantees: Charles P. Scheid and Jennifer A. Scheid

The Grantor(s) shown above hereby agree to convey to the Grantee(s) without consideration the fee __, fee and easement __, or easement X property described on the documents drafted pursuant to these instructions. This conveyance will be made without monetary consideration for one or more of the following reasons:

- The proposed deed is a minor boundary line adjustment.
- The proposed deed is an easement termination..
- The Grantor and Grantee are related as follows: neighbors.
- Other: Lot 2 of the subject short plat has other access.

The property to be conveyed is described as follows:

- As attached hereto.
 - By legal description provided by Auditor's File No. 9610310117.
 - By legal description drafted by Guardian Northwest Title Company pursuant to verbal instructions given by _____.
- The Grantors and Grantees jointly retain liability for any such instructions that to not include a survey and which are not accompanied by attached written instructions.

The tax account number(s) of the property to be conveyed is/are P104106 and P104113.


Evidence of title to be paid by the Grantor __ or the Grantee X is requested as follows:

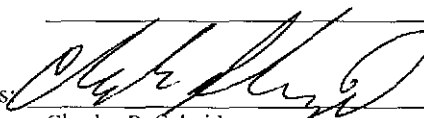
- None
- Standard Policy
- A Limited Policy
- Other


Monetary Encumbrances, if any, are to be handled by the Grantor(s) and/or the Grantee(s) without assistance of Guardian Northwest Title Company.

The proposed deed form shall be a Quit Claim Deed X or it shall be a Warranty Deed __.

The undersigned Grantors and Grantees having read the Disclosure Notice/APR 12 on page one (1) hereby request that Guardian Northwest Title Company draft both the deed(s) contemplated above and a Real Estate Tax Affidavit(s), if needed. The Grantors and Grantees hereby inform Guardian Northwest Title Company that they have had adequate time to consult with legal counsel, tax advisors and such other advisors, as they desire. Guardian Northwest Title Company is NOT being asked to close a real estate sale; it is only being asked to complete documents pursuant to the above instructions.

Grantors: 
Dylan Lee Sanders-Griffith, Suc. Tr.

Grantees: 
Charles P. Scheid


Jennifer A. Scheid

(See Page 1)