



Skagit County Auditor  
9/29/2016 Page

1 of

7

\$79.00

1:48PM

Burnington office

### Modification of Record Ingress and Egress Easement

**Grantors:** Mark D. Edick and Rosella R. Edick, husband and wife.

**Grantees:** Brian K. Lloyd and Shannon M. Lloyd, husband and wife.

**Legal Description of Grantors' property:**

LOT 1 OF SKAGIT COUNTY SHORT PLAT PL-06-0344 RECORDED AF#200608110080, BEING A PORTION OF THE SW ¼ OF THE SE ¼ 30-35-3.

Tax Parcel No. 350330-4-007-0500/P124866.

**Legal Description of the Grantees' property:**

LOT 2 OF SKAGIT COUNTY SHORT PLAT PL-06-0344 RECORDED AF#200608110080, BEING A PORTION OF THE SW ¼ OF THE SE ¼ 30-35-3

Commonly known as 1281 Padilla Bay Lane, Mount Vernon, WA 98273

Tax Parcel No. 350330-4-007-0600/P124867

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
EASEMENT  
SEP 29 2016

Amount Paid \$  
Skagit Co. Treasurer  
By HB Deputy

**Modification of Record Easement:** The ingress, egress, and utility easement serving both Lots 1 and 2 as depicted on the Survey recorded under Skagit County Auditor's File No. 200608110080 is modified as follows: Lot 2 owners (Grantees herein) relinquish and release their ingress and egress rights, but maintain their utility easements rights to the following area of the easement:

All of the easement located on Lot 1. The area of the easement relinquished and released is depicted on the ATTACHED EXHIBITS: A & A1.

All other terms, conditions, and with reference to this easement shall remain in effect.

**Other Provisions:**

The undersigned agree that this Agreement is for the mutual benefit of both properties and acknowledge that the benefits constitute sufficient consideration to support the terms and conditions of the conveyances and relinquishments described herein.

By exercising the rights and obligations agreed to in this Modification of Record Ingress and Egress Agreement, both parties agree to hold harmless and indemnify the other party from any harm or liability to third parties which may arise from the exercise of each parties' rights and obligations described herein.

The benefits and burdens of this Modification of Record Ingress and Egress Agreement, with all conditions contained therein, shall be binding on all parties, their heirs, successors and assigns and shall run with the land.

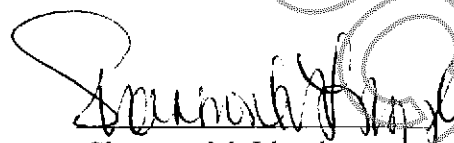
This entire Agreement shall be governed by and construed under the laws of the State of Washington. In the events litigation is instituted to enforce or interpret the rights and obligations set forth herein, the substantially prevailing party shall be entitled to an award of their reasonable attorney's fees and costs incurred in trial and on appeal.


The modification described herein is specifically and solely for the owners of the Grantors' and Grantees' properties as described above and may not be extended or assigned to any other properties.

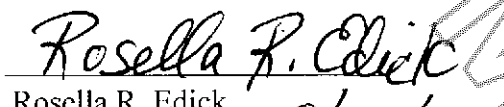
This Agreement constitutes the full agreement of the parties, and can only be modified or amended in writing, signed and executed by all parties, or as applicable, their heirs, successors, or assigns.

Dated this 27 day of September, 2016.

  
Brian K. Lloyd

  
Shannon M. Lloyd

  
Mark D. Edick 9/23/2016

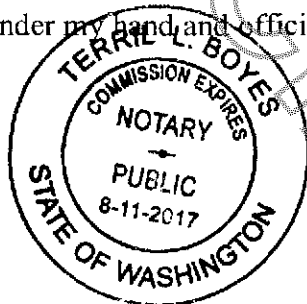
  
Rosella R. Edick 9/23/2016

## NOTARY ATTACHMENT

State of Washington )  
County of Skagit )

On this day personally appeared before me, Bryan K. Lloyd, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27<sup>th</sup> day of Sept, 2016.

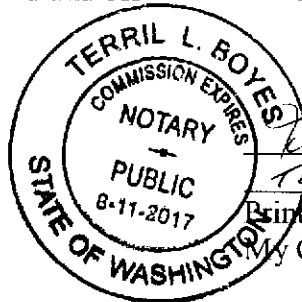


Terril L. Boyes (Signature of Notary)  
Terril L. Boyes, Notary Public  
Printed Name  
My Commission expires: 8-11-17

State of Washington )  
County of Skagit )

On this day personally appeared before me, Shannon M. Lloyd, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27<sup>th</sup> day of Sept, 2016.

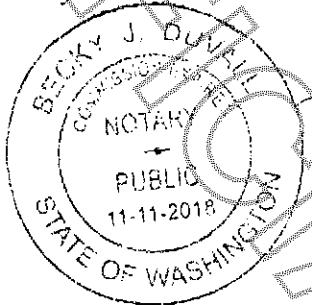


Terril L. Boyes (Signature of Notary)  
Terril L. Boyes, Notary Public  
Printed Name  
My Commission expires: 8-11-17

State of Washington )  
County of Skagit )

On this day personally appeared before me, Mark D. Edick, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23<sup>rd</sup> day of September, 2016.

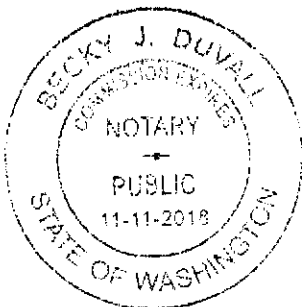


Becky J. Duwall (Signature of Notary)  
Becky J. Duwall, Notary Public  
Printed Name  
My Commission expires: 11-11-18

State of Washington )  
County of Skagit )

On this day personally appeared before me, Rosella R. Edick, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23<sup>rd</sup> day of September, 2016.



Becky J. Duwall (Signature of Notary)  
Becky J. Duwall, Notary Public  
Printed Name  
My Commission expires: 11-11-18

EXHIBIT A-1



6-1-16

SHORT PLAT 40-85  
LOT 1

LINE TABLE

NUM	BEARING	DISTANCE
L2	N45°37'10"W	149.15'
L3	S35°07'52"W	58.00'

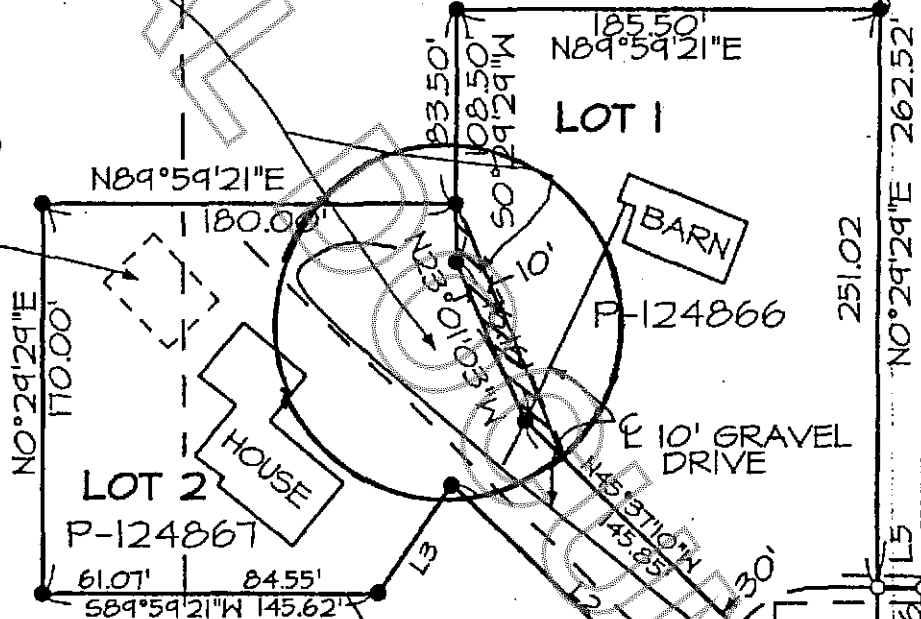
INGRESS, EGRESS AND UTILITIES EASEMENT  
AREA FOR THE MUTUAL BENEFIT OF LOTS 1 AND 2

589°59'21"W 633.13'

SHORT PLAT 97-0063  
LOT 1

EXISTING  
DRAINFIELD

LOT 3  
PROTECTED OPEN SPACE  
P-124868



SHORT CARD PL-06-0344

VIEW EASEMENT B  
AF NO. 199908020123

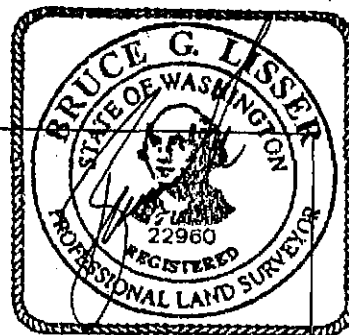
SHORT PLAT 97-0063  
LOT 2

VIEW EASEMENT II  
AF NO. 9906080091

VIEW EASEMENT T

INGRESS, EGRESS  
UTILITIES EASEMENT  
97-0063

# EXHIBIT "A"



6-1-16

LOT 1

SHORT PLAT 40-85  
LOT 1

## LINE TABLE

NUM	BEARING	DISTANCE
L2	N45°31'10"W	149.15'
L3	S35°07'52"W	58.00'

INGRESS, EGRESS AND UTILITIES EASEMENT  
AREA FOR THE MUTUAL BENEFIT OF LOTS 1 AND 2

PL-02-0135  
LOT 2

SHORT PLAT 97-0063  
LOT 1

EXISTING  
DRAINFIELD

LOT 3  
PROTECTED OPEN SPACE  
P-124868

LOT 3

LOT 2  
P-124867

SHORT CARD PL-06-0344

LOT A  
S.P. 98-0007

VIEW EASEMENT B  
AF NO. 199908020123

VIEW EASEMENT A  
AF NO. 199908020123

SHORT PLAT 97-0063  
LOT 2

VIEW EASEMENT II  
AF NO. 9906080091

VIEW EASEMENT I  
AF NO. 9906080091

S.P. 95-030  
LOT 2

CONSTRUCTION/ PLANTING  
RESTRICTION AREA PER  
SP 40-85

58°40'20"E 233.51'

N89°40'20"W 415.62'  
(SP=415.61')

LOT 3 SP 40-85

FOR ADDITIONAL BOUNDARY INFORMATION SEE SHORT CARD  
RECORDED UNDER AUDITOR'S FILE NO. 20060810080

EASEMENT EXHIBIT MAP  
PORTION OF LOT 3, SHORT CARD PL-06-0344  
SURVEY IN A PORTION OF  
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON

FOR: MARK AND ROSELLA EDICK

LISSE & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442

SCALE: 1"= 120'  
MERIDIAN: ASSUMED

DRAWING: 05-041