



201704110078

AFTER RECORDING MAIL TO:

Skagit County Auditor

\$154.00

4/11/2017 Page

1 of

9 3:48PM

Name _____
Address _____
City / State _____

Document Title(s): (or transactions contained therein)

1. Release of Mechanics Lien
- 2.
- 3.
- 4.



Reference Number(s) of Documents assigned or released:

- 201402040044
2014 01270063
☐ Additional numbers on page _____ of document

106660
GUARDIAN NORTHWEST TITLE CO.

Grantor(s): (Last name first, then first name and initials)

1. Plats Plus, Inc.
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. Windward Real Estate Services, Inc.
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

16-33-4

☐ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

P16707

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Release of Mechanics' Lien

The claim of mechanics' lien asserted by Plats Plus, Inc., a Washington corporation, against Windward Real Estate Services, Inc., a Washington corporation, affecting the real property in the city of Mount Vernon, County of Skagit, Washington, affecting the land with the following legal description:

Ptn of the South ½ of Section 16, Township 33 North, Range 4 East, W.M.

is hereby waived and released, and that certain Claim of Lien recorded on January 27, 2014 as Auditor's No. 201401270063 in the principal amount of \$324,291.63 against Tax Parcel/Account Nos. P16667, P16668, P16701, P16707, P109105, P109106, P109016, P109017 and P109018, in the official records of Skagit County, Washington, is hereby fully satisfied, released, and discharged to the extent it relates to that land as described in the legal description attached as Exhibit A hereto, if any.

Plats Plus, Inc.


By: Mark E. Kaushagen, President

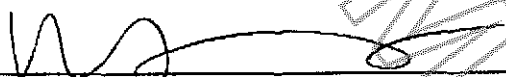
Dated: March 27, 2017

STATE OF WASHINGTON)
) ss.
County of KING)

On this 27 day of MARCH, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mark E. Kaushagen, and acknowledged said instrument to be the free and voluntary act and deed of the corporation, for the uses and purposes herein mentioned, and on oath stated that he was authorized to execute the said instrument as the President of Plats Plus, Inc. the corporation that executed the foregoing instrument.

Given under my hand and official seal this 27 day of MARCH, 2017.

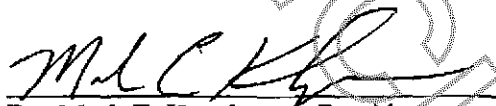



NOTARY PUBLIC - STATE OF WASHINGTON
Residing at: SHORELINE
My Commission Expires: 3/1/19
Printed Name: MEGHAN A. TRENARY

Release of Mechanics' Lien

The claim of mechanics' lien asserted by Plats Plus, Inc., a Washington corporation, against Windward Real Estate Services, Inc., a Washington corporation, affecting the real property in the city of Mount Vernon, County of Skagit, Washington, located at 20451 Sinnes Ct, Mount Vernon, WA is hereby waived and released, and that certain Claim of Lien recorded on February 4, 2014 as Auditor's No. 201402040044 in the amount of \$723,144.00 against Skagit County Assessor's Tax Parcel No. P16707, in the official records of Skagit County, Washington, is hereby fully satisfied, released, and discharged to the extent it relates to that land as described in the legal description attached as Exhibit A hereto, if any.

Plats Plus, Inc.


By: Mark E. Kaushagen, President

Dated: March 27, 2017

STATE OF WASHINGTON)

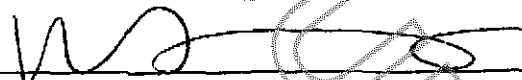
) ss.

County of KING)

On this 27 day of MARCH, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mark E. Kaushagen, and acknowledged said instrument to be the free and voluntary act and deed of the corporation, for the uses and purposes herein mentioned, and on oath stated that he was authorized to execute the said instrument as the President of Plats Plus, Inc., the corporation that executed the foregoing instrument.

Given under my hand and official seal this 27 day of MARCH, 2017.




NOTARY PUBLIC - STATE OF WASHINGTON
Residing at: SHORELINE
My Commission Expires: 3/1/19
Printed Name: MEGHAN A. TRENARY

Schedule "C"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PHASE I

Those portions of Parcel A and B described herein, being in the Southwest Quarter and the Southeast Quarter of Section 16, Township 33 North, Range 4 East, W.M., lying Southerly of the following described line:

Beginning at the Northwest corner of said Southeast Quarter;
thence South 01°05' 26" West 368.56 feet along the West line of said Southeast Quarter to the True Point of Beginning of said line;
thence South 66°55'38" East 245.81 feet;
thence South 78°32'43" East 44.88 feet;
thence South 78°33'14" East 185.87 feet;
thence South 77°21'09" East 93.14 feet;
thence South 73°40'44" East 296.21 feet;
thence South 29°35'13" East 120.45 feet;
thence South 17°48'09" East 100.80 feet;
thence South 00°45'21" West 175.32 feet;
thence North 87°17'42" East 259.32 feet;
thence North 78°16'33" East 60.60 feet;
thence North 87°17'43" East 239.96 feet;
thence North 11°43'47" East 160.44 feet;
thence South 51°26'59" East 260.00 feet;
thence South 24°27'30" East 67.33 feet;
thence South 51°26'59" East 289.67 feet;
thence North 38°33'01" East 60.00 feet;
thence South 51°26'59" East 131.22 feet to a point on the line common to Lots 1 and 3 of Short Plat 13-89, approved July 12, 1989 and recorded July 18, 1989, as Auditor's File No. 8907180001, in Book 8 of Short Plats, pages 144 and 145, being a portion of Government Lot 1 of Section 16, Township 33 North, Range 4 East, W.M., said point also being North 26°12'46" East 85.19 feet from the corner common to Lots 1 and 2 of said Short Plat 13-89, said point also being the Terminus of said line.

PARCEL A

Lot 3 of Skagit County Short Plat No. 13-89, approved July 12, 1989 and recorded July 18, 1989 in Book 8 of Short Plats, pages 144 and 145, records of Skagit County, Washington; being a portion of Government Lot 1 of Section 16, Township 33 North, Range 4 East, W.M.

PARCEL B

The Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M.; EXCEPT all County roads; AND ALSO EXCEPT that portion Thereof lying Southerly of the following described line:

Beginning at the intersection of the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 16 with the Northeasterly line of Tract B of Short Plat No. 14-80, approved May 9, 1980 and recorded May 12, 1980 under Auditor's File No. 8005120013 in Volume 4 of Short Plats, page 87, records of Skagit County, Washington; thence South 41° 00' 00" East along the North line of said Short Plat to the Northwesterly corner of Tract 31 of the plat of "HERMWAY HEIGHTS", as per plat Recorded in Volume 9 of Plats, page 63, records of Skagit County, Washington; thence Easterly along the North line of said plat to the Northeasterly corner of Tract 30 of said plat; thence South along the East line of said plat to the Northerly line of a 45 foot radius cul-de-sac of the Hermway Heights Road as delineated on the face of that certain survey recorded under Auditor's File No. 8003110134, in Volume 3 of Surveys, page 22, records of Skagit County, Washington; thence Easterly along the Northerly line of the cul-de-sac to the intersection of said cul-de-sac with the Northerly line of Parcel 2, as delineated on the face of said survey; thence along the Northerly line of Parcel 2 of said survey to the Northerly line of the Lake Sixteen Road, as delineated on the face of said survey; thence Southwesterly along the Northerly line of said Lake Sixteen Road to the intersection of said line with the Northerly line of Lot 1 of Skagit County Short Plat No. 30-88, approved September 13, 1988 and recorded September 21, 1988 under Auditor's File No. 8809210018, in Volume 8 of Short Plats, pages 68 and 69, records of Skagit County, Washington; thence Northeasterly along the Northerly line of said Lot 1 of said Short Plat No. 30-88 to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 and the terminus of said line.

EXCEPT from all of the Parcels A and B herein above any portion thereof lying within the boundaries of those certain 50 foot wide strips of land conveyed to Skagit County for road purposes by deed dated April 12, 1929 and Recorded July 13, 1929, in Volume 151 of Deeds, page 30, under Auditor's File No. 225064, records of Skagit County, Washington.

TOGETHER WITH non-exclusive easements, described as Parcels G, H, I and J below:

PARCEL G

A non-exclusive easement for ingress, egress and utilities over, across and under Sinnes Road as delineated on Lot 1 of Skagit County Short Plat No. 93-057, approved March 25, 1996 and recorded March 29, 1996 as Auditor's File, 9603290057 in Volume 12 of Short Plats, Page 88, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M.,

PARCEL H

A non-exclusive easement for ingress, egress and utilities over, across and under Sinnes Road as delineated on Lot 2 of Skagit County Short Plat No. 94-008, approved March 25, 1996 and recorded March 29, 1996 as Auditor's File No. 9603290058 in Volume 12 of Short Plats, page 89, records of Skagit County, Washington, being a portion of the North 1/2 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M.,

PARCEL I

A non-exclusive easement for ingress, egress and utilities over, across and under Sinnes Road as delineated on Lot 1 of Skagit County Short Plat No. 94-008, approved March 25, 1996 and recorded March 29, 1996 as Auditor's File No. 9603290058 in Volume 12 of Short Plats, page 89, records of Skagit County, Washington, as modified by Easement recorded as Auditor's File No. 9604010105, being a portion of the North 1/2 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M..

PARCEL J

A non-exclusive easement for ingress, egress and utilities over, across and under an Easterly extension of Sinnes Road in the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M., as established by document recorded July 18, 1996 as Auditor's File No. 9607180042.

PHASES 2 AND 3

Those portions of Parcels A and B described herein, being in the Southwest Quarter and the Southeast Quarter of Section 16, Township 33 North, Range 4 East, W.M., lying Northerly of the following described line:

Beginning at the Northwest corner of said Southeast Quarter;
thence South 01°05'26" West 368.56 feet along the West line of said Southeast Quarter to the True Point of Beginning of said line;
thence South 66°55'38" East 245.81 feet;
thence South 78°32'43" East 44.88 feet;
thence South 78°33'14" East 185.87 feet;
thence South 77°21'09" East 93.14 feet;
thence South 73°40'44" East 296.21 feet;
thence South 29°35'13" East 120.45 feet;
thence South 17°48'09" East 100.80 feet;
thence South 00°45'21" West 175.32 feet;
thence North 87°17'42" East 259.32 feet;
thence North 78°16'33" East 60.60 feet;
thence North 87°17'43" East 239.96 feet;
thence North 11°43'47" East 160.44 feet;
thence South 51°26'59" East 260.00 feet;
thence South 24°27'30" East 67.33 feet;
thence South 51°26'59" East 289.67 feet;
thence North 38°33'01" East 60.00 feet;
thence South 51°26'59" East 131.22 feet to a point on the line common to Lots 1 and 3 of Short Plat 13-89, approved July 12, 1989 and recorded July 18, 1989, as Auditor's File No. 8907180001, in Book 8 of Short Plats, pages 144 and 145, being a portion of Government Lot 1 of Section 16, Township 33 North, Range 4 East, W.M., said point also being North 26°12'46" East 85.19 feet from the corner common to Lots 1 and 2 of said Short Plat 13-89, said point also being the Terminus of said line.

PARCEL A

Lot 3 of Skagit County Short Plat No. 13-89, approved July 12, 1989 and recorded July 18, 1989 in Book 8 of Short Plats, pages 144 and 145, records of Skagit County, Washington; being a portion of Government Lot 1 of Section 16, Township 33 North, Range 4 East, W.M.

PARCEL B

The Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M.; EXCEPT all County roads; AND ALSO EXCEPT that portion thereof lying Southerly of the following described line:

Beginning at the intersection of the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 16 with the Northeasterly line of Tract B of Short Plat No. 14-80, approved May 9, 1980 and recorded May 12, 1980 under Auditor's File No. 8005120013 in Volume 4 of Short Plats, page 87, records of Skagit County, Washington; thence South 41°00'00" East along the North line of said Short Plat to the Northwestern corner of Tract 31 of the plat of "HERMWAY HEIGHTS", as per plat Recorded in Volume 9 of Plats, page 63, records of Skagit County, Washington; thence Easterly along North line of said plat to the Northeasterly corner of Tract 30 of said plat; thence South along the East line of said plat to the Northerly line of a 45 foot radius cul-de-sac of the Hermway Heights Road as delineated on the face of that certain survey recorded under Auditor's File No. 8003110134, in Volume 3 of Surveys, page 22, records of Skagit County, Washington; thence Easterly along the Northerly line of the cul-de-sac to the intersection of said cul-de-sac with the Northerly line of Parcel 2, as delineated on the face of said survey; thence along the Northerly line of Parcel 2 of said survey to the Northerly line of Lake Sixteen Road, as delineated on the face of said survey; thence Southwesterly along the Northerly line of said Lake Sixteen Road to the intersection of said line with the Northerly line of Lot 1 of Skagit County Short Plat No. 30-88, approved September 13, 1988 and recorded September 21, 1988 under Auditor's File No. 8809210018, in Volume 8 of Short Plats, pages 68 and 69, records of Skagit County, Washington; thence Northeasterly along the Northerly line of said Lot 1 of said Short Plat No. 30-88 to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 and the terminus of said line.

EXCEPT from all of the Parcels A and B herein above any portion thereof lying within the boundaries of those certain 50 foot wide strips of land conveyed to Skagit County for road purposes by deed dated April 12, 1929 and Recorded July 13, 1929, in Volume 151 of Deeds, page 30, under Auditor's File No. 225064, records of Skagit County, Washington.

TOGETHER WITH non-exclusive easements, described as Parcels G, H, I, J and K below:

PARCEL G

A non-exclusive easement for ingress, egress and utilities over, across and under Sinnes Road as delineated on Lot 1 of Skagit County Short Plat No. 93-057 approved March 25, 1996 and recorded March 29, 1996 as Auditor's File No. 9603290057 in Volume 12 of Short Plats, Page 88, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M.,

PARCEL H

A non-exclusive easement for ingress, egress and utilities over, across and under Sinnes Road as delineated on Lot 2 of Skagit County Short Plat No. 94-008, approved March 25, 1996 and recorded March 29, 1996 as Auditor's File No. 9603290058 in Volume 12 of Short Plats, page 89, records of Skagit County, Washington, being a portion of the North 1/2 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M.,

PARCEL I

A non-exclusive easement for ingress, egress and utilities over, across and under Sinnes Road as delineated on Lot 1 of Skagit County Short Plat No. 94-008, approved March 25, 1996 and recorded March 29, 1996 as Auditor's File No. 9603290058 in Volume 12 of Short Plats, page 89, records of Skagit County, Washington, as modified by Easement recorded as Auditor's File No. 9604010105, being a portion of the North 1/2 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M.,

PARCEL J

A non-exclusive easement for ingress, egress and utilities over, across and under an Easterly extension of Sinnes Road in the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M., as established by document recorded July 18, 1996 as Auditor's File No. 9607180042.

PARCEL K

A non-exclusive easement for ingress, egress, roadway and utilities, being 60 feet in width, the centerline of which is described as follows (the side lines of said easement are to be extended or shortened to coincide with the boundaries of the described property):

Beginning at the Northwest corner of said Southeast Quarter of Section 16, Township 33 North, Range 4 East, W.M.;
thence South $01^{\circ}05'26''$ West 583.43 feet along the West line of said Southeast Quarter to the True Point of Beginning of said centerline;
thence South $53^{\circ}19'29''$ East 87.31 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 366.75 feet, through a central angle of $44^{\circ}25'48''$, an arc distance of 248.40 feet to a point of tangency;
thence North $82^{\circ}14'43''$ East 1.41 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 221.68 feet, through a central angle of $93^{\circ}19'06''$, an arc distance of 361.05 feet to a point of reverse curvature;
thence along the arc of said curve to the left having a radius of 200.00 feet, through a central angle of $40^{\circ}46'01''$, an arc distance of 142.30 feet to a point of compound curvature;
thence along the arc of said curve to the left having a radius of 535.07 feet, through a central angle of $47^{\circ}30'06''$, an arc distance of 443.60 feet to a point of tangency;
thence North $87^{\circ}17'42''$ East 170.07 feet to a point to be hereinafter referred to as Point X;
thence continue North $87^{\circ}17'42''$ East 272.03 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 213.27 feet, through a central angle of $48^{\circ}44'41''$, an arc distance of 181.44 feet to a point of tangency;
thence North $38^{\circ}33'01''$ East 124.39 feet to a point on the line first above described, said point also being a terminus of said centerline;

TOGETHER WITH an additional 60 foot wide easement for ingress, egress, roadway and utilities described as follows:

Beginning at the before mentioned Point X;
thence North 03°38'50" West 208.78 feet to a point on the line first above described, said point also being a terminus of said centerline.

PARCEL MN

Lots 1 through 6, inclusive, and the tract Southwesterly of Lot 1 labeled "Sinnes Road (future dedication to county)" of "Plat Revision Survey of SP93-057 and SP94-008" approved December 23, 2013 and recorded December 31, 2013 as Auditor's File No. 201312310100; **TOGETHER WITH** appurtenant easements for ingress, egress and utilities as delineated on said Plat Revision and **ALSO TOGETHER WITH** all appurtenant easements for ingress, egress and utilities as established and set forth in that certain Agreement Re: Easements, dated September 18, 2013 and recorded December 31, 2013 as Auditor's File No. 201312310098; being a portion of the West ½ of Section 16, Township 33 North, Range 4 East, W.M.