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Skagit County Auditor

\$80.00

8/25/2017 Page

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7 10:45AM

Name of Document: RELEASE OF EASEMENT

Grantor: MOUNT VERNON SCHOOL DISTRICT NO. 320, a municipal corporation

Grantee: PINE CREEK ESTATES L.L.C, a Washington limited liability company

Legal Description:

Situate in Skagit County, Washington.

Full legal description on Exhibit A

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

P130249 and P130250

Reference number(s) of related/assigned/released/document(s):

Skagit County AF No. 9105070082

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT ("Release") is executed this 15 day of March, 2017, by the Mount Vernon School District No. 320, a political subdivision of the State of Washington (the "District").

RECITALS

WHEREAS, the District is the beneficiary of a pedestrian easement over certain real property, as depicted on that short plat recorded under Skagit County AF No. 9105070082 (the "Easement"); and

WHEREAS, a portion of the Easement (the "Easement Area") burdens that property legally described in Exhibit A attached hereto and incorporated herein by this reference (the "Burdened Property"); and

WHEREAS, Pine Creek Estates LLC (the "Developer") is the current owner of record of the Burdened Property and is developing Pine Creek Estates Phase 2 (the "Project") on the Burdened Property; and

WHEREAS, the Project would interfere with continued use of the Easement Area on the Burdened Property; and

WHEREAS, the District has determined that the Easement Area is no longer required for its purposes; and

WHEREAS, the Developer requests that the District release its interest in the Easement Area in exchange for certain development benefits; and

WHEREAS, the District acknowledges receipt of such development benefits and agrees to release the Easement Area subject to the conditions set forth below.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District agrees as follows:

1. Recitals. All of the foregoing recitals are true and correct and expressly incorporated herein by this reference.
2. Release of Easement. The District hereby releases, terminates and quit claims any and all right, title, and interest in and to the Easement Area.
3. Recording. Upon execution, this Release shall be recorded in the public records of Skagit County, Washington. This Release and the conditions herein is binding upon

the Owner of the property underlying the Easement Area, its successors and assigns,
and runs with the property underlying the Easement Area.

IN WITNESS WHEREOF, this Release is executed by the District on the day and year first
written above.

MOUNT VERNON SCHOOL DISTRICT NO.
320, a political subdivision of the State of
Washington

By: Carl Bruner
Name: Dr. Carl Bruner
Title: Superintendent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

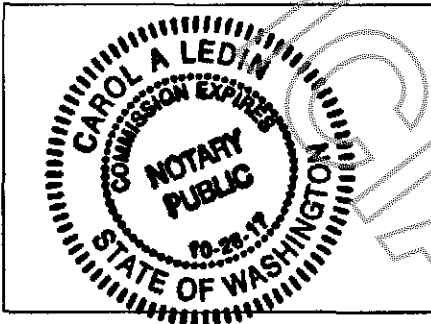
AUG 25 2017

Amount Paid \$
Skagit Co. Treasurer
By HB Deputy

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Dr. Carl Bruner is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it, as the Superintendent of the Mount Vernon School District No. 320, to be the free and voluntary act of said limited liability company for the uses and purposes mentioned in the instrument.

DATED: March 15, 2017.



Print Name: Carl Bruner
NOTARY PUBLIC in and for the State of
Washington, residing at Sedro-Woolley
My Appointment expires: 10/28/17
Carol Ledin, Notary

EXHIBIT A
LEGAL DESCRIPTION OF BURDENED PROPERTY

LOT 1 BLA # LU-10-024 RECORDED UNDER AF#201006090035 BEING A PORTION OF LOT 2
SHORT PLAT # LU-08-022 RECORDED UNDER AF#200809250100, LOCATED IN THE NW NE
SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

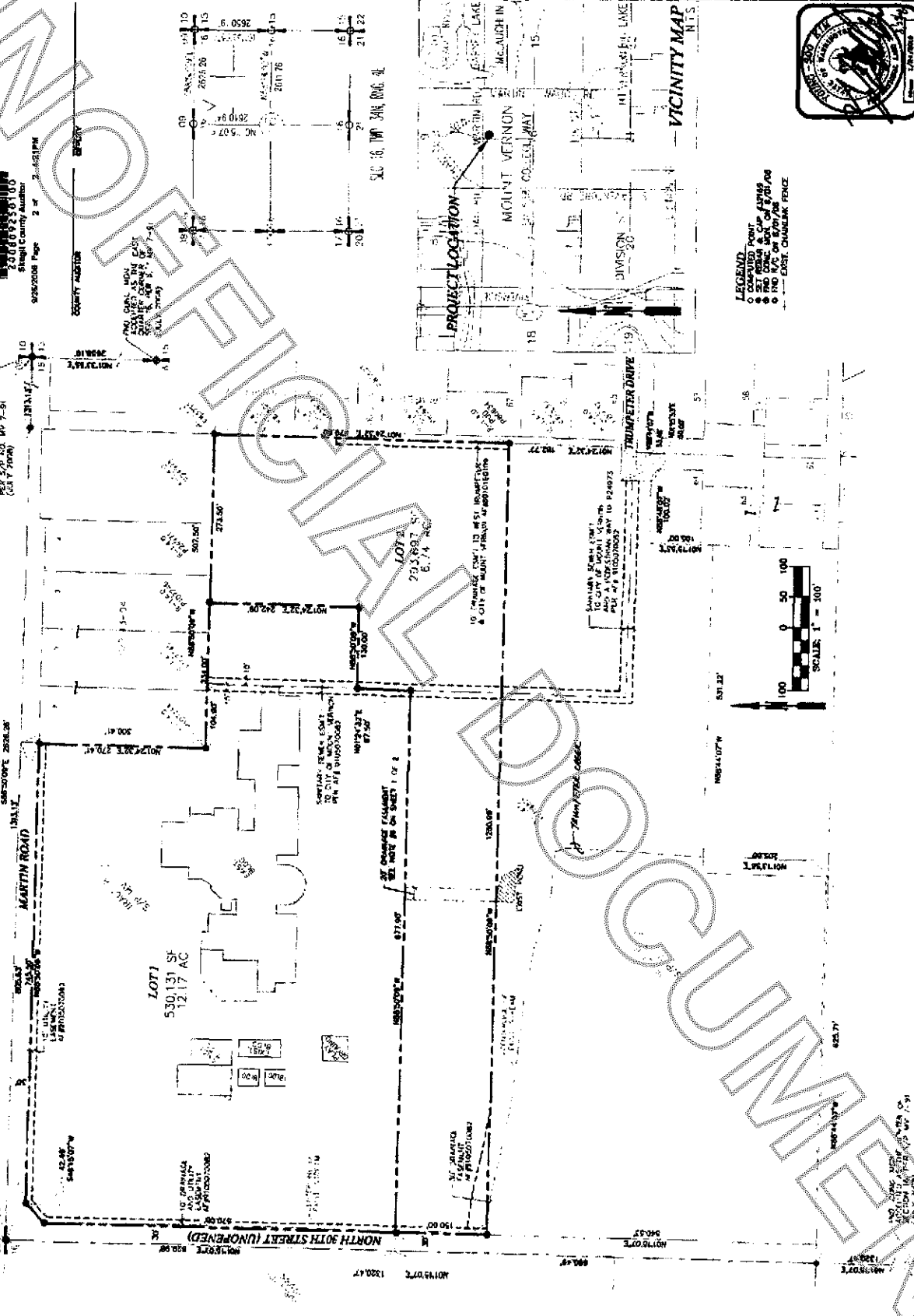
and

LOT 2 BLA # LU-10-024 RECORDED UNDER AF#201006090035 BEING A PORTION OF LOT 2
SHORT PLAT # LU-08-022 RECORDED UNDER AF#200809250100, LOCATED IN THE NW NE
SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

MOUNT VERNON SCHOOLS SHORT PLAT
 NW 1/4 OF NE 1/4 OF SEC. 16, T3P. 34N. R1G. 4E., W.M.
 CITY OF MOUNT VERNON,
 SKAGIT COUNTY, WASHINGTON

APPROVED BY THE NW COR
 OF THE NE 1/4 OF SEC. 16
 JULY 2008

AUDITOR'S CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.
 200809250100
 Skagit County Auditor
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SUMMIT ENGINEERS & SURVEYORS, INC.
 2218 OLD HIGHWAY 99 SOUTH PLUM, MOUNT VERNON, WA 98273
 PHONE: (360) 416-4999 FAX: (360) 416-4940
 E-MAIL: YOSB@SUMMITES.COM

