



201709200062  
Skagit County Auditor  
9/20/2017 Page

\$159.00

1 of 12 12:35PM

When Recorded Return to:

Carmichael Clark, P.S.  
P.O. Box 5226  
Bellingham, WA 98227

**Document Title:**

Release of Easements

**Reference #of related documents:**

9105070082 and 200809250100

**Grantor:**

City of Mount Vernon

**Grantee:**

Pine Creek Estates L.L.C., a Washington limited liability company

**Brief Legal Description:**

Section 16, Township 34 North, Range 4 East; Ptn NW Ne (aka Lots 1 & 2 BLA LU10-024)

Full legal descriptions on page 2.

**Parcel numbers:**

P130249 and P130250

## RELEASE OF EASEMENTS

**THIS RELEASE OF EASEMENTS ("Release")** is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the City of Mount Vernon, a political subdivision of the State of Washington (the "City").

### RECITALS

WHEREAS, the City is the beneficiary of the following easements: 1) a sanitary sewer easement and pedestrian way over certain real property as depicted on that short plat recorded under Skagit County Auditor's File No. 9105070082; 2) an easement for ingress, egress and utilities over certain real property as depicted on that short plat recorded under Skagit County Auditor's File No. 9105070082; and 3) a drainage easement over certain real property as depicted on that short plat recorded under Skagit County Auditor's File No. 200809250100 and as further described in Note #6 of said short plat; (collectively, the "Easements");

WHEREAS, the Easements burden that property legally described as follows:

Lots 1 and 2 as delineated on Boundary Line Adjustment B.L.A. No. LU10-024, as approved on June 8, 2010 and recorded on June 9, 2010 under Auditor's file No. 201006090035, records of Skagit County, Washington.

(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 Easements on the Burdened Property; and

WHEREAS, the City has determined that the Easements are no longer required for its purposes; and

WHEREAS, the Developer requests that the City release its interest in the Easements; and

WHEREAS, the City agrees to release the Easements 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 City agrees as follows:


1. Recitals. All of the foregoing recitals are true and correct and expressly incorporated herein by this reference.

2. Release of Easements. The City hereby relinquishes, releases, terminates and quit claims to Pine Creek Estates LLC, any and all right, title, and interest in and to the Easements and Burdened Property.

3. Recording. Upon execution, this Release shall be recorded in the public records of Skagit County, Washington. This Release and the conditions herein shall be binding upon the Developer of the Burdened Property, and its successors and assigns.

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

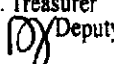
CITY OF MOUNT VERNON

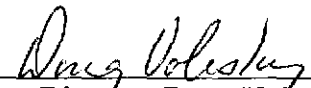
  
Mayor: Jill Boudreau

Attest to by:


SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 20 2017

Amount Paid \$ 0  
Skagit Co. Treasurer  
By  Deputy

  
Finance Director: Doug Volesky

Approved as to form by:

  
City Attorney: Kevin Rogerson

STATE OF WASHINGTON )

) ss

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Jill Boudreau is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it as the Mayor of the City of Mount Vernon, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9-20-17

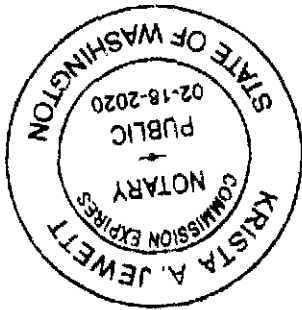
*Krista A Jewett*

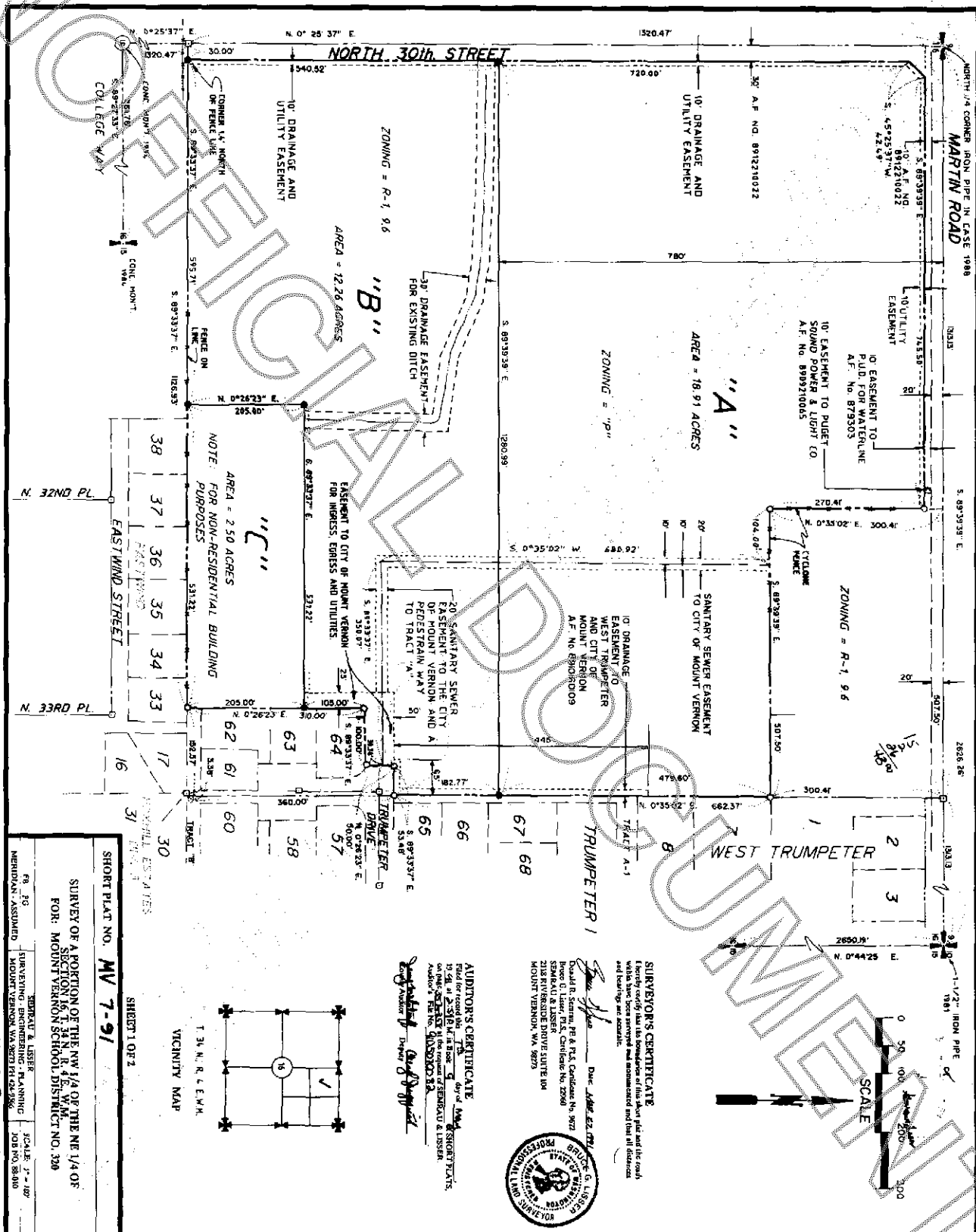
Printed Name: Krista A Jewett

NOTARY PUBLIC in and for the State of

Washington, residing at Skagit

My Commission expires 2-18-2020



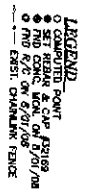
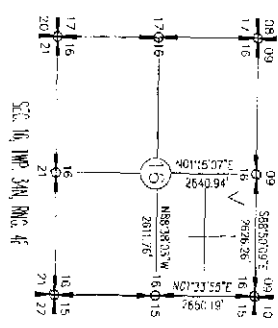


1019 SP 357

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FILED FOR RECORD AT THE REQUEST OF SWEATT ENGINEERS & SURVEYORS, INC.



**SUMMIT**

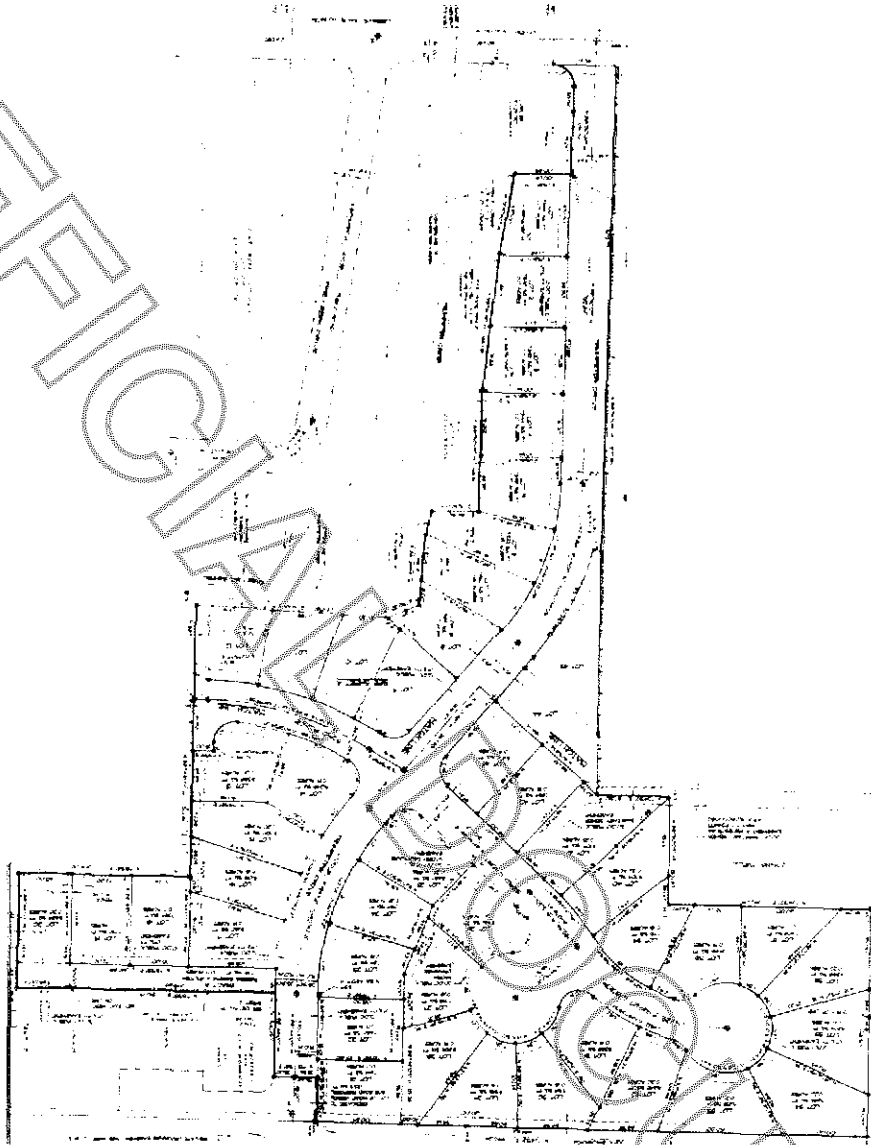




**EXHIBIT "1":  
PINE CREEK ESTATES PHASE 2  
(Formerly Nordic Landing 1 Phase 2 and Nordic Landing 2)  
LEGAL DESCRIPTION**

Lots 1 & 2 as delineated on Boundary Line Adjustment B.L.A. No. LU10-024, as approved on June 8, 2010 and recorded June 9, 2010 under Auditor File No. 201006090035, Records of Skagit County, Washington.

**EXHIBIT "2"**  
**PINE CREEK ESTATES PHASE 2 PLAT MAP**  
*(provided for illustrative purposes only)*



**EXHIBIT "3":  
CONDITIONS OF APPROVAL  
PINE CREEK ESTATES, PHASE 2 FINAL PLAT**

1. The applicant has requested final plat approval for a portion of Phase 2 of Pine Creek Estates (formally Nordic Landing 1 and Nordic Landing 2) plat. The entire Pine Creek Estates development will be comprised of 75 single-family residential lots at full build-out. The applicant is seeking approval of the remaining 45 of these lots with this final plat approval. Phase 2 of the Pine Creek Estates development has been completed, the infrastructure associated with the completed phase has been installed and the applicant has demonstrated compliance with the preliminary plat approval conditions outlined within Resolutions 778, 791 and 841 respectively.

There are no further phases of Pine Creek Estates and this approval is the final approval for the overall development.

2. Final CC&Rs, as approved by the City, shall be recorded with the final plat maps for Phase 2 and shall have their Auditor's File Number cross-referenced on the face of this plat.
3. The Deed for Tract 102 of Pine Creek Estates Phase 1 transferring the stormwater pond to the City shall be recorded with the final plat maps for Phase 2 and shall have their Auditor File Number cross-referenced on the face of this plat. This deed shall be reviewed and approved by the City Attorney prior to the deed being accepted by the City.

**EXHIBIT "4":  
WARANTY DEED  
STORMWATER TRACT 102  
PINE CREEK ESTATES, PHASE 1**