



201710270038

Skagit County Auditor
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Name of Document: RELEASE AND DISCHARGE

Grantor: SEDRO-WOOLLEY SCHOOL DISTRICT NO. 101

Grantee: THOMPSON PLACE HOMEOWNERS ASSOCIATION,
INC., a Washington corporation
PIAZZA, JOHN J.

Legal Description:

Abbreviated form: Sedro-Woolley Short Plat No. SW2532-03

Situate in the City of Sedro-Woolley, County of Skagit,
State of Washington.

Additional legal description on Exhibit A of Release and Discharge of Claim of Lien.

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

Tax Parcel Nos. P77322, P77325, P125988, P125989

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

Skagit County # 200705140167

Reference(s) to document(s) appears on page(s) 2 of document

UNOFFICIAL DOCUMENT

RELEASE AND DISCHARGE

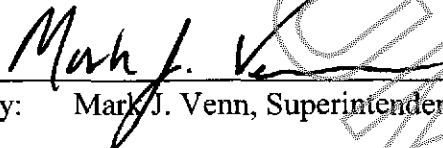
The undersigned hereby releases and discharges the covenant and lien upon the real property legally described on Exhibit A, which was created by that certain Restrictive Covenant dated May 14, 2007, in which THOMPSON PLACE HOMEOWNERS ASSOCIATION, INC., a Washington limited liability corporation, AND JOHN J. PIAZZA, an individual, granted to the SEDRO-WOOLLEY SCHOOL DISTRICT NO. 101 a RESTRICTIVE COVENANT in order to receive an exemption from the payment of school impact fees. Said RESTRICTIVE COVENANT was recorded on May 14, 2007, in the records of Skagit County, Washington, as Document No. 200705140167.

Section 3.1 of the RESTRICTIVE COVENANT provides that "A school impact fee shall be paid in the manner and the amount specified by the City of Sedro-Woolley school impact fee ordinance in effect at the time the interest in any Dwelling Unit or in all or part of the Property is conveyed to any person not complying with the restrictions set forth in Article 2 above or any Dwelling Unit of the Property is occupied by any person not meeting the criteria set forth in Article 2 above."

Grantor under the RESTRICTIVE COVENANT has paid to the Sedro-Woolley School District No. 101 an amount equal to the current the amount specified by the City of Sedro-Woolley school impact fee ordinance for each unit in the Project. As such, the Sedro-Woolley School District No. 101, Grantee under the RESTRICTIVE COVENANT and Grantor under this RELEASE AND DISCHARGE, hereby releases and discharges the covenant and lien established by the RESTRICTIVE COVENANT and agrees that the RESTRICTIVE COVENANT has no further effect.

SEDRO-WOOLLEY SCHOOL DISTRICT NO. 101

DATED: December 14, 2009


By: Mark J. Venn, Superintendent

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MARK J. VENN 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 the instrument and acknowledged it as the Superintendent of the SEDRO-WOOLLEY SCHOOL DISTRICT NO. 101 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/14/09



Notary Public *Amy Weppeler*
Print Name *Amy Weppeler*
My commission expires *10/10/11*

(Use this space for notarial stamp/seal)

UNRECORDED
ORIGINAL DOCUMENT

EXHIBIT A

LEGAL DESCRIPTION

LOTS 2 AND 3, "TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE NORTH 70 FEET OF SAID LOTS 2 AND 3, AND EXCEPT THAT PORTION OF THE EAST 85 FEET OF SAID LOT 2 LYING SOUTH OF A LINE THAT IS 120 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 2.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON, EXCEPT THE FOLLOWING DESCRIBED PARCELS "A" AND "B":

PARCEL "A":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH ALONG THE EAST SIDE OF SAID LOT 2 A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET; THENCE SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 25.85 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 34.24 FEET THROUGH A CENTRAL ANGLE OF 78 DEGREES 27'47"; THENCE NORTH 89 DEGREES 23'28" EAST A DISTANCE OF 50.13 FEET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET; THENCE SOUTH 89 DEGREES 23'28" WEST PARALLEL TO AND 120.00 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID TROWBRIDGE ADDITION, A DISTANCE OF 76.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 8.86

FEET TO THE WEST LINE OF THE EAST 85.00 FEET OF SAID LOT 2 OF SAID TROWBRIDGE ADDITION;
THENCE NORTH 0 DEGREES 00' EAST ALONG SAID WEST LINE OF EAST 85.00 FEET OF LOT 2 OF TROWBRIDGE ADDITION, A DISTANCE OF 14.39 FEET TO A POINT ON NON-TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 38 DEGREES 32'38" WEST A DISTANCE OF 25.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 17.15 FEET THROUGH A CENTRAL ANGLE OF 39 DEGREES 18'37" TO THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL C.

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET; THENCE SOUTH 89 DEGREES 23'28" WEST PARALLEL TO AND

120.00 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID TROWBRIDGE ADDITION, A DISTANCE OF 76.14 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 89 DEGREES 23'28" EAST A DISTANCE OF 26.01 FEET TO A POINT ON NON-TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 79 DEGREES 04'19" EAST AT A DISTANCE OF 25.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 32'13"; THENCE SOUTH 0 DEGREES 36'32" EAST A DISTANCE OF 5.00 FEET;
THENCE SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 25.00 FEET;
THENCE NORTH 0 DEGREES 36'32" WEST A DISTANCE OF 5.00 FEET TO A POINT TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 89 DEGREES 23'28" WEST AT A DISTANCE OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 32'13" TO THE TRUE POINT OF BEGINNING.