



201803230100

Skagit County Auditor

3/23/2018 Page

1 of

\$75.00

2 11:39AM

RETURN TO:  
ADAPTIVE LAW FIRM PS  
107 State Street  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 23 2018

ACCOMMODATION  
RECORDING ONLY

Amount Paid \$  
Skagit Co. Treasurer  
By *MAM* Deputy

P58273

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT (the Release) is given as of this 22<sup>nd</sup> day of March, 2018, by Bruce F. Biddle (Grantee), whose address is 1004 Commercial Avenue, FMB 1043, Anacortes, Washington 98221.

WHEREAS, Grantee is the owner of certain real property commonly known as 2720 West 2nd Street, Anacortes, Washington 98221 (formerly 2719 Oakes Avenue, Anacortes, Washington 98221), and more fully described as follows: Lots 9 & 10 Block 203 NP to Anacortes, recorded in Vol. 2 of Plats, pg. 9, Records of Skagit County, Washington (the Dominant Estate);

WHEREAS, an easement on and across certain real property described as Lots 9 & 10 Block 202 NP to Anacortes, recorded in Vol. 2 of Plats, pg. 9, Records of Skagit County Washington (the Servient Estate) was granted to Grantee for ingress and egress purposes by Real Estate Easement Agreement dated August 23, 2016, and recorded on August 30, 2016, in the Records of Skagit County (Doc. No. 201608300087) (the Biddle Easement);

WHEREAS, Section 9 of the Real Estate Easement Agreement authorizes Grantee to release the Biddle Easement at any time by executing and recording a release; and

WHEREAS, the purpose of the easement has ceased to exist and Grantee would like to release the easement;

NOW THEREFORE, for nominal consideration, Grantee agrees as follows:

1. **Release of Easement.** Grantee hereby terminates, releases and relinquishes all easements and other rights created or reserved in the favor of the Dominant Estate by virtue of the Biddle Easement.
2. **Binding Effect.** The covenants contained in this Release are not personal but shall run with the land and shall be binding upon and inure to the benefit of the fee simple title holder of

the Dominant Estate, and their respective heirs, personal representatives, transferees, successors or assigns.

IN WITNESS WHEREOF, this Release of Easement has been executed on this \_\_\_ day of March, 2018.

Bruce F. Biddle  
Bruce F. Biddle, Grantee

STATE OF WASHINGTON )

:SS

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Bruce F. Biddle is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he executed this instrument, and acknowledged it as his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: March 22, 2018.

Brianna Maldonado  
Notary Public for the State of Washington  
My commission expires: 08/30/2021

