



202001080034

01/08/2020 10:47 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

JAN 08 2020

Amount Paid \$
By  Skagit Co. Treasurer
Deputy

Release of Easement

Grantors: Christian Kuchling & Patricia Kuchling, Trustees of the Christian & Patricia Kuchling Family Trust

Grantees: Peter Samuel Schwetz & Donna Jean Schwetz, h/w

Legal Description: ptn Lot 1, Skagit Co. S/P 126-79, ptn SW ¼ NE ¼ 17-36N-4EWM

Assessor's Property Tax Parcel or Account Nos. P49311; P49312

Reference Nos of Documents Assigned or Released: 8308180003

THIS RELEASE OF EASEMENT, is made this 16th day of December, 2019, between Christian Kuchling & Patricia Kuchling, Trustees of the Christian & Patricia Kuchling Family Trust, Grantors, and Peter Samuel Schwetz & Donna Jean Schwetz, h/w, Grantees.

Recitals

a. Grantors are the owners of the property described as follows:

Lot ~~2~~, Skagit County Short Plat No. 126-79, approved August 16th, 1983 and recorded under Skagit County Auditor's File No. 8308180003, and being a portion of the SW ¼ of the NE ¼ of Township 17, Township 36N, Range 4, EWM.

(P49312)

- b. Grantees are the owners of the property described as follows:

¹
Lot 1, Skagit County Short Plat No. 126-79, approved August 16th, 1983 and recorded under Skagit County Auditor's File No. 8308180003, and being a portion of the SW ¼ of the NE ¼ of Township 17, Township 36N, Range 4, EWM.

(P49311)

- c. A 10 foot utility easement and a 30 foot access easement are delineated on the face of the said Plat, over and across the South 40 feet of the said Lot 1, and benefitting Lot 2. The said easements are described in the attached Exhibit A.
- d. The parties are adjusting the boundaries between their respective lots, and wish to have the said easements released.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby grant and convey to the grantees, without warranty, all of their interest in the easements encumbering the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit A, and by these presents express their intention that the said easements shall fully merge into the underlying fee title.

CHRISTIAN & PATRICIA KUCHLING FAMILY TRUST

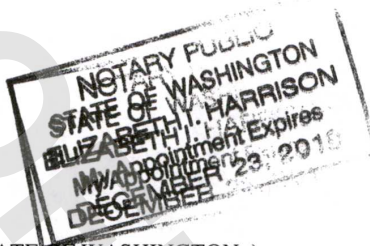
By: 
CHRISTIAN KUCHLING, Trustee

By: 
PATRICIA KUCHLING, Trustee

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 16 day of December, 2019, before me personally appeared Christian Kuchling, to me known to be a trustee of The Christian & Patricia Kuchling Family Trust, the Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said Trust, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Elizabeth I. Harrison

NOTARY PUBLIC in and for the State of Washington,
residing at Bellingham

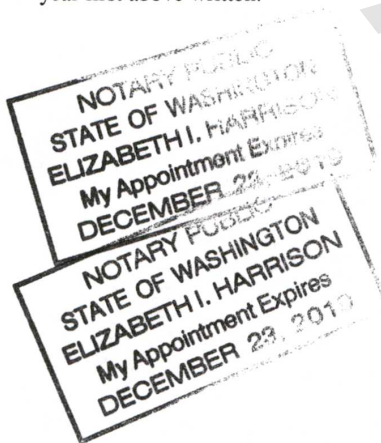
My commission expires: 12-23-19

Name: Elizabeth I. Harrison

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 16 day of December, 2019, before me personally appeared Patricia Kuchling, to me known to be a trustee of The Christian & Patricia Kuchling Family Trust, the Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said Trust, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Elizabeth I. Harrison

NOTARY PUBLIC in and for the State of Washington,
residing at Bellingham

My commission expires: 12-23-19

Name: Elizabeth I. Harrison

Exhibit "A"**Relinquishment of Easements**

Those certain easements shown as a 10-foot utility easement and a 30-foot access easement over, under and across the South 40 feet of Lot 1, Skagit County Short Plat No. 126-79, approved August 16, 1983 and recorded August 18, 1983 in Volume 6 of Short Plats, page 78, under Auditor's File No. 8308180003, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M.

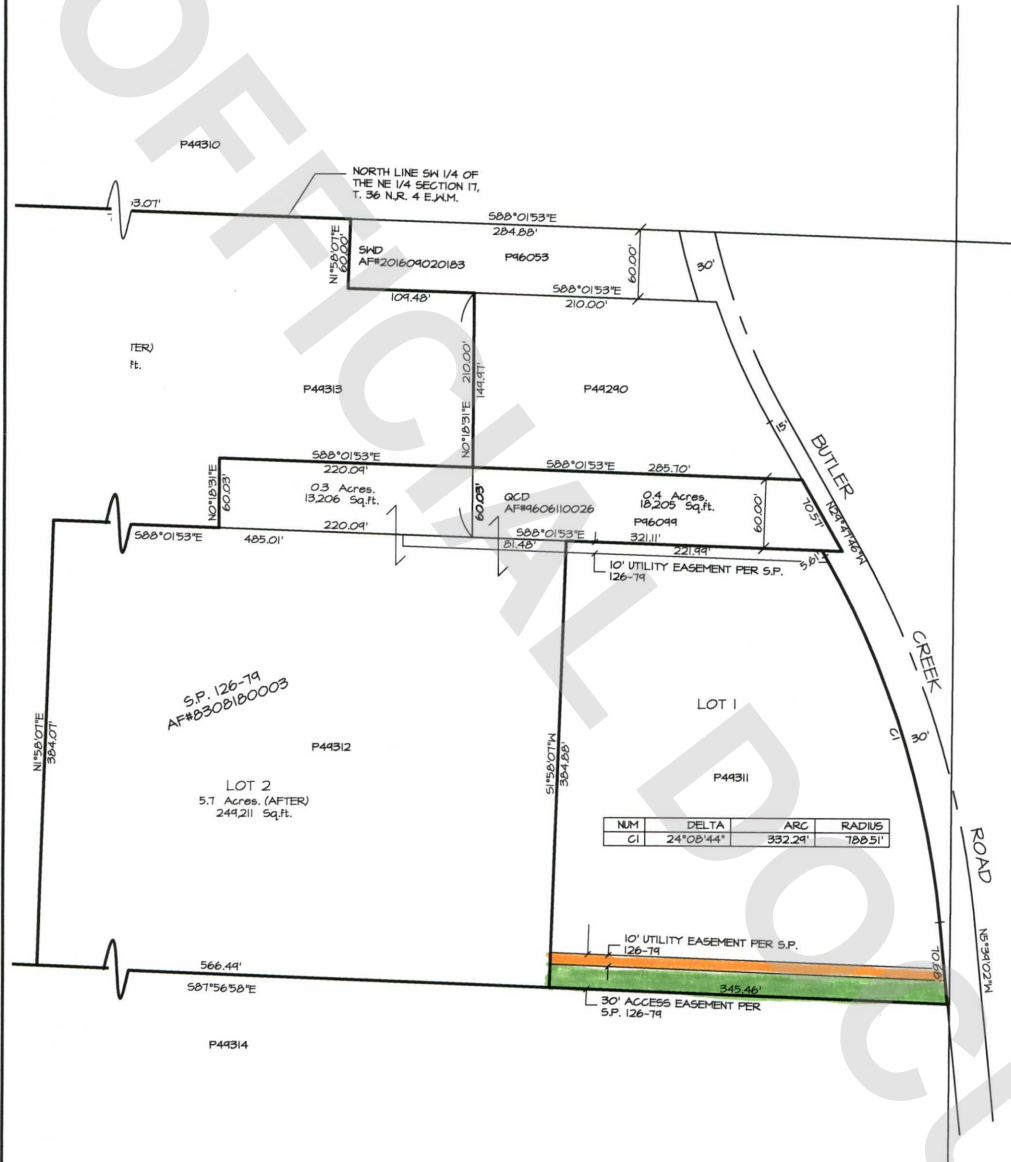
Situate in the County of Skagit, State of Washington.



10-16-19

EXHIBIT "B"

RELINQUISHMENT OF EASEMENTS



SURVEY IN A PORTION OF THE
SW 1/4 OF NE 1/4
SECTION 17, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: KUCHLING REVOCABLE FAMILY TRUST
AND PETER & DONNA SCHWETZ



DATE 10/14/19
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

SCALE: 1" = 125'
DWG: 19-120 BLA