

After Recording Return to:

Richard W. Linton
3208 Old Highway S.
Mount Vernon, WA 98273

**Land Title and Escrow
ACCOMMODATION
RECORDING ONLY**



202005120073

05/12/2020 03:54 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

M-22114

AMENDMENT TO GRANT OF DRIVEWAY EASEMENT

Document Title: Amendment to Grant of Driveway Easement

Reference No. of Document Affected: 427508, 8212160027

Grantor: Richard W. Linton, as his separate property; Ronald P. Linton and Rebecca I. Linton, husband and wife

Grantee: J & S Realty Holdings, LLC, a Washington Limited Liability Company

Abbreviated Legal: Ptns of SW ¼, NW 1/4, 32-34-4E, W.M., Skagit County, Washington

Tax Parcel No.: P29543 & P 29548

This Amendment to Grant of Driveway Easement is made this 11 day of May, 2020 by and between Richard W. Linton, as his separate property, and Ronald P. Linton and Rebecca I. Linton, husband and wife, (Grantors) and J & S Realty Holdings, LLC, a Washington Limited Liability Company, (Grantee) for the purpose of memorializing an amendment to a driveway easement affecting both the Grantors' property and the Grantee's property.

RECITALS

Whereas, Grantors are the owners of that certain real property legally described as follows:

PARCEL A

The South 45 feet of the West 120 feet of the North 165 feet of that portion of the Southwest ¼ of the Northwest ¼ of Section 32, Township 34 North, Range 4 East, W.M., lying East of the Pacific Highway, EXCEPT ditch rights of way.

TOGETHER with an easement for common driveway over the North 5 feet of the West 120 feet of that portion of the South 20 rods of the North 30 rods of the Southwest ¼ of the Northwest ¼ of said Section 34 lying East of the Pacific Highway.

Situate in County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 12 2020

Amount Paid \$ 0
Skagit Co. Treasurer
By B1 Deputy

PARCEL B

The north 3 feet of the South 48 feet of the North 165 feet of the West 120 feet of that portion of the Southwest ¼ of the Northwest ¼ of Section 32, Township 34 North, Range 4 East, W.M., lying East of former U.S. Highway 99.

Situate in County of Skagit, State of Washington.

Whereas, Grantee is the owners of that certain real property legally described as follows:

The south 63 feet of the West 107 feet of the North 228 feet of the Southwest ¼ of the northwest ¼ OF Section 32, Township 34 North, Range 4 East, W.M., EXCEPT State Highway.

Situate in Skagit County, Washington.

Whereas, the common driveway referred to in the Grantors' legal description was created by that certain easement document dated October 29, 1948, and recorded January 29, 1949 under Skagit County Auditor's File No. 42758. Said easement created reciprocal rights of access over and across the south 5 feet of the Grantors' property and the north 5 feet of the Grantee's property.

Whereas, since the date of the easement grant the property owned by the Grantee has been subdivided so as to reduce the distance from the east margin of Old Highway 99 South to the east line of the Grantee's property.

Whereas, as a result of the reduced distance of the Grantee's property from west to east, the driveway easement burdening Grantors' property east of the Grantee's east line (extended northerly) is no longer necessary for access to Grantee's property.

Whereas, the Grantee is willing to relinquish rights in and to Grantors' property over and across the south 5 feet extending east of the east line of Grantee's property extended northerly.

AMENDMENT OF DRIVEWAY EASEMENT

Now Therefore, in consideration of Mutual Benefits and other valuable consideration, the receipt of which is hereby acknowledged, the Grantors and Grantee agree as follows:

1. The right of the Grantee to use as an appurtenance the driveway easement granted in that certain easement document recorded January 29, 1949 under Skagit County Auditor's File No. over the south 5 feet of the Grantors' property east of the east Line of the Grantee's property extended northerly is hereby relinquished, abandoned and surrendered.

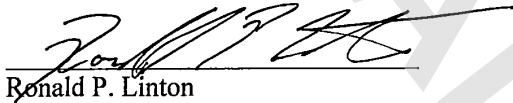
2. All rights conferred by said easement document shall remain in full force and effect, except for the relinquishment of rights in Grantors' property described immediately above.
3. The document titled, Road Maintenance Agreement, recorded December 16, 1982, under Skagit County Auditor's File No. 8212160027, requires costs of maintenance of the existing driveway to assure continuous and perpetual use thereof to be shared equally by Grantors and Grantee. As a result of this amendment, Grantee shall have no obligation to contribute to costs of maintaining the driveway on Grantors' property east of the east line of Grantee's property extended northerly.

In Witness Whereof, the parties hereto have executed this agreement on the date first written above.

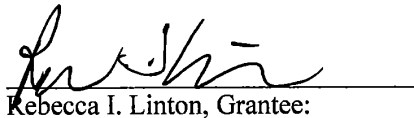
Grantors:



Richard W. Linton



Ronald P. Linton



Rebecca I. Linton, Grantee:

Grantee:

J & S Realty Holdings, LLC, a Washington
Limited Liability Company
By, Julieth Jreige
Its, Managing Member

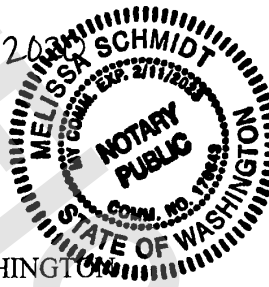
STATE OF WASHINGTON

SS

COUNTY OF ~~WHATCOM~~ Skagit

I certify that I know or have satisfactory evidence that Richard W. Linton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 11, 2020



Melissa Schmidt

Melissa Schmidt

Notary name printed or typed:

Notary Public in and for the State of Washington

Residing at Mt. Vernon

My appointment expires: 2-11-2023

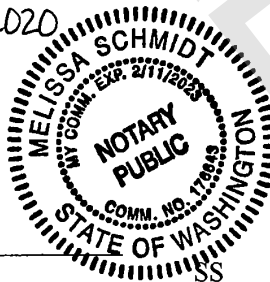
STATE OF WASHINGTON

SS

COUNTY OF ~~WHATCOM~~ Skagit

I certify that I know or have satisfactory evidence that Ronald P. Linton and Rebecca I. Linton are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 11, 2020



Melissa Schmidt

Melissa Schmidt

Notary name printed or typed: Timothy G. Krell

Notary Public in and for the State of Washington

Residing at Bellingham Mt. Vernon

My appointment expires: 2-28-2022 2-11-2023

STATE OF WA

COUNTY OF _____

I certify that I know or have satisfactory evidence that Julieth Jreige is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as the Managing Manager of J & S Realty Holdings, LLC, a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument

Dated:

Notary name printed or typed:

Notary Public in and for the State of _____

Residing at

My appointment expires:

2. All rights conferred by said easement document shall remain in full force and effect, except for the relinquishment of rights in Grantors' property described immediately above.
3. The document titled, Road Maintenance Agreement, recorded December 16, 1982, under Skagit County Auditor's File No. 8212160027, requires costs of maintenance of the existing driveway to assure continuous and perpetual use thereof to be shared equally by Grantors and Grantee. As a result of this amendment, Grantee shall have no obligation to contribute to costs of maintaining the driveway on Grantors' property east of the east line of Grantee's property extended northerly.

In Witness Whereof, the parties hereto have executed this agreement on the date first written above.

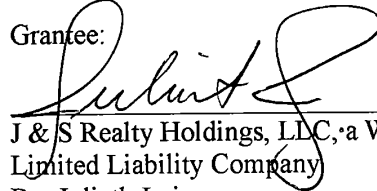
Grantors:

Richard W. Linton

Ronald P. Linton

Rebecca I. Linton, Grantee:

Grantee:



J & S Realty Holdings, LLC, a Washington
Limited Liability Company
By, Julieth Jreige
Its, Managing Member

STATE OF WASHINGTON

SS

COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Richard W. Linton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

Notary name printed or typed:

Notary Public in and for the State of Washington

Residing at

My appointment expires:

STATE OF WASHINGTON

SS

COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Ronald P. Linton and Rebecca I. Linton are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

Notary name printed or typed: Timothy G. Krell

Notary Public in and for the State of Washington

Residing at Bellingham

My appointment expires: 9/28/2022

STATE OF Washington

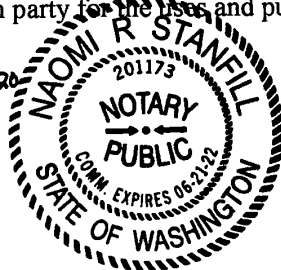
SS

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Julieth Jreige is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as the Managing Manager of J & S Realty Holdings, LLC, a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument

Dated:

May 8, 2020

Naomi R. Stanfill

Notary name printed or typed: Naomi R. Stanfill

Notary Public in and for the State of WashingtonResiding at Sedro Woolley, WAMy appointment expires: 06-21-22