

AFTER RECORDING RETURN TO:

SALLYE QUINN
BARRON SMITH DAUGERT PLLC
300 N. COMMERCIAL ST.
BELLINGHAM, WASHINGTON 98225

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Heather Beauvais
DATE 12/31/2020

REFERENCE NO OF 200303310282
RELATED DOCUMENT:

DOCUMENT TITLE: TERMINATION OF EASEMENT

GRANTOR: CHUCKANUT STORE, LLC, A WASHINGTON LIMITED
LIABILITY COMPANY

GRANTEE: ACME PROPERTIES, LLC, A WASHINGTON LIMITED
LIABILITY COMPANY

ABBREVIATED LEGAL SECTION 34, TOWNSHIP 36, RANGE 3- NW SW; PTN NW
DESCRIPTION: ¼ OF SW ¼ & PTN SW ¼ OF NW ¼, 34-36-3 E W.M.

TAX PARCEL NUMBER: 360334-0-012-0001/ P48620;
360334-0-011-0101/ P48619;
360334-3-018-0005/P48623

TERMINATION OF EASEMENT AGREEMENT

This Termination of Easement Agreement ("Agreement") is made and entered into on this 22nd day of December, 2020 (the "Termination Agreement"), by ACME PROPERTIES, LLC, a Washington limited liability company ("Grantor") and CHUCKANUT STORE, LLC, a Washington limited liability company (the "Grantee").

RECITALS

WHEREAS, Grantor is the owner of that certain real property located in Whatcom County, Washington more particularly described in Exhibit A, attached hereto (the "Grantor Property"); and

WHEREAS, Grantee is the owner of that certain real property located in Whatcom County, Washington more particularly described in Exhibit B, attached hereto (the "Grantee Property"); and


WHEREAS, the Grantor Property is burdened by that certain Easement Agreement in favor of the Grantee Property recorded under Skagit County Auditor's Office No. 200303310282 (the "Easement Agreement").

NOW THEREFORE, in consideration of the terms and provisions of this Agreement, mutual promises herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, Grantor and Grantee hereby agree as follows:

1. Termination and Release of Easement. The Easement Agreement is hereby terminated as of the Termination Date. Grantor and Grantee hereby release one another from all covenants, duties, liabilities and obligations ("Obligations") under the Easement Agreement as of the Termination Date. Said Obligations are of no further force and effect as of the Termination Date.


GRANTOR:

ACME PROPERTIES, LLC

By: 
Steve Brinn, its Manager

GRANTEE:

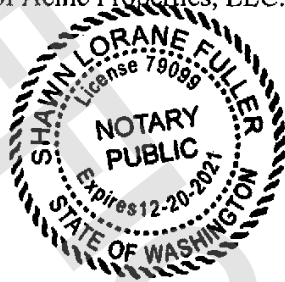
CHUCKANUT STORE, LLC

By: 
Steve Brinn, its Manager

State of Washington)
) ss.
County of Whatcom)

This record was acknowledged before me on December 22, 2020 by Steve Brinn as
Manager of Acme Properties, LLC.

(STAMP)



Shawn Lorane Fuller
(Signature)

Notary Public

My commission expires: 12-20-2021

State of Washington)
) ss.
County of Whatcom)

This record was acknowledged before me on December 22, 2020 by Steve Brinn as
Manager of Chuckanut Store, LLC.

(STAMP)



Shawn Lorane Fuller
(Signature)

Notary Public

My commission expires: 12-20-2021

EXHIBIT A
GRANTOR PROPERTY

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence running North $89^{\circ}55'$ East along the quarter section line of said Section 34, a distance of 240 feet; thence due South 244.8 feet to the true point of beginning;
thence East, 150 feet;
thence South 129 feet, more or less, to the North line of the County Road;
thence Westerly along the North line of the County Road, 161.2 feet, more or less, to a point due South of the point of beginning;
thence North 70.8 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East line of the Pacific Highway, 202.44 feet Northerly of the point of intersection of said East line with the Northerly line of the County road known as Road XCVI (said point being 78 feet South and 41.3 feet East of the Northwest corner of the Southwest $\frac{1}{4}$ of said Section 34);
thence East at right angles to the West line of said Section, 198.7 feet;
thence North parallel with said West line, 100 feet to the true point of beginning of this description;
thence South parallel with said West line to a point 244.8 feet South of the North line of the Southwest $\frac{1}{4}$ of said Section 34;
thence due East, 150 feet;
thence running due South, 129 feet, more or less, to the North line of the County road;
thence Southeasterly along said road to a point intersecting a line drawn parallel to and 8 feet East of the last described line (as measured at right angles thereto);

thence North parallel with the West line of said Section 34 to a
point East of the true point of beginning;
thence West to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT B
GRANTEE PROPERTY

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East right-of-way line of the Pacific Highway, which point is 388.73 feet South and 51.0 feet East of the $\frac{1}{4}$ corner between Sections 33 and 34, Township 36 North, Range 3 East, W.M., (in this description the West line of the Southwest $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East, W.M., is considered as bearing due North and South);
thence from this point of beginning South $85^{\circ}54'15''$ East along the centerline of a certain slough known as the North Fork of the Samish River, 189.38 feet to a point which is 402.26 feet South and 240.0 feet East of the said $\frac{1}{4}$ corner between Sections 33 and 34;
thence North 42.84 feet to the South right-of-way line of Skagit County Road No. XCVI;
thence Westerly along the South right-of-way line of said County Road XCVI to the East right-of-way line of Pacific Highway;
thence Southerly 67.53 feet along the East right-of-way line of the Pacific Highway to the point of beginning.

Situate in the County of Skagit, State of Washington.