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Skagit County Auditor

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Skagit Law Group, PLLC
PO Box 336
Mount Vernon, WA 98273

MEMORANDUM OF RELEASE OF CLAIMS

Referenced Docs:

Grantor (s): BIG SKY WEST, L.L.C., a Washington limited liability company
Grantee (s): CASCADE NATURAL GAS CORPORATION,
a Washington corporation

Abbreviated Legal:


Assessor's Tax Parcel Nos.: 340204-0-054-0009, P19847;
340204-0-055-0100, P112969

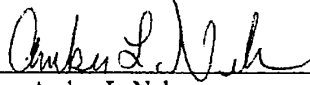
BIG SKY WEST, L.L.C., a Washington limited liability company ("Big Sky") and CASCADE NATURAL GAS CORPORATION, a Washington corporation, ("Cascade") hereby provide notice that by mutual agreement they have resolved claims related to improvements installed by CASCADE on real property owned by BIG SKY, pursuant to that certain Settlement Agreement between BIG SKY and CASCADE, dated on or about the same date as this Memorandum, which Settlement Agreement is incorporated herein by this reference. The real property owned by BIG SKY is more particularly described in the attached Exhibit "A", which exhibit is incorporated herein by this reference.

The Settlement Agreement and release of claims are effective immediately and are binding upon and inure to the benefit of the successors, assigns, trustees, receivers, personal representatives, legatees and devisees of the Agreeing Parties, including but in no way limited to any and all successors in interest in the real property owned by BIG SKY.

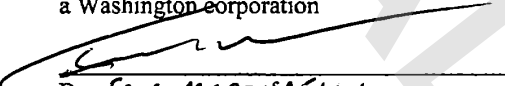
IN WITNESS WHEREOF, the parties have duly executed and delivered this Agreement as of the date first above written.

BIG SKY WEST, L.L.C.,
a Washington limited liability company


By: Lawrence D. Nelson
Its: Manager


By: Amber L. Nelson
Its: Manager

CASCADE NATURAL GAS CORPORATION,
a Washington corporation

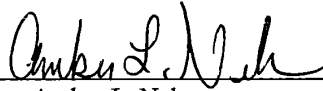

By: ERIC MARTUSCELLI
Its: VP, FIELD OPERATIONS

Acknowledgements follow

BIG SKY WEST, L.L.C.,
a Washington limited liability company



By: Lawrence D. Nelson
Its: Manager



By: Amber L. Nelson
Its: Manager

CASCADE NATURAL GAS CORPORATION,
a Washington corporation

By: _____
Its: _____

Acknowledgements follow

STATE OF WASHINGTON)

COUNTY OF Benton ss.

I certify that I know or have satisfactory evidence that Eric Matuscilli is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the VP of CASCADE NATURAL GAS CORPORATION, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this ninth day of June, 2021.

Tierney Becho
NOTARY PUBLIC in and for the
State of Washington, residing at: Kennewick, WA
My Commission Expires: 01/29/2022

Exhibit "A"
Legal Description

12521 Christianson Road, Anacortes, WA 98221
Skagit County Tax Account No. 340204-0-054-0009/P19847

All that portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ Section 4, Township 34 North, Range 2 East, W.M., described as follows:

COMMENCING at the West $\frac{1}{4}$ corner of said Section 4; thence South $1^{\circ}02'00''$ West, 55.50 feet; thence South $88^{\circ}52'00''$ East 139.76 feet to the TRUE POINT OF BEGINNING; thence North for a distance of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of Washington by deed recorded March 6, 1961, under Auditor's File No. 604860, records of Skagit County, Washington; thence Southeasterly along the Southerly line of said State Highway for 308.27 feet more or less, to a point 425.00 feet East of the West line of said Section 4; thence South to a point lying South $67^{\circ}52'20''$ East from the true point of beginning; thence North $67^{\circ}52'20''$ West a distance of 308.27, more or less, to the POINT OF BEGINNING, EXCEPT the West 65.00 feet thereof.

TOGETHER WITH a tract of land lying in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; thence South $1^{\circ}02'00''$ West, 55.50 feet; thence South $88^{\circ}52'00''$ East, 139.76 feet; thence South $67^{\circ}52'20''$ East, 69.67 feet to the TRUE POINT OF BEGINNING; thence South $67^{\circ}52'20''$ East approximately 238.86 feet, more or less, to a point 425 feet East of the West line of said Section 4; thence North $87^{\circ}44'47''$ West, 89.93 feet; thence North $75^{\circ}32'10''$ West, 133.73 feet; thence North $88^{\circ}56'23''$ West 20.00 feet; thence South $1^{\circ}03'37''$ West, 170.66 feet; thence North $88^{\circ}56'23''$ West, 170.00 feet; thence North $1^{\circ}03'37''$ East, 20.00 feet; thence North $88^{\circ}56'23''$ East, 150.00 feet; thence north $1^{\circ}03'37''$ East, 218.09 feet; thence South $67^{\circ}52'20''$ East, 42.87 feet to the POINT OF BEGINNING.

TOGETHER WITH A non-exclusive easement for ingress, egress and utilities over, across and under South 30 feet of both Tracts 1 and 2 described below and a non-exclusive easement for ingress, egress and utilities over, across and under a 30 foot wide strip of land lying within the North 50 feet of both Tracts 1 and 2 described below:

Tract 1: The West 65.00 feet of that portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

COMMENCING at the West $\frac{1}{4}$ corner of said Section 4; thence South $1^{\circ}02'00''$ West, 55.50 feet; thence South $88^{\circ}52'00''$ East, 139.76 feet to the TRUE POINT OF BEGINNING; thence North for a distance of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of Washington by deed recorded March 6, 1961, under Auditor's File No.

Exhibit "A"

604860, records of Skagit County, Washington; thence Southeasterly along the Southerly line of said State Highway for 308.27 feet, more or less, to a point 425.00 feet East of the West line of said Section 4; thence South to a point lying South 67°52'20" East from the true point of beginning; thence North 67°52'20" West a distance of 308.27 feet, more or less, to the POINT OF BEGINNING.

COMMENCING at the West ¼ corner of said Section 4; thence South 2°24'00" West along the West line of said section, 55.50 feet; thence South 87°30'00" East, 25 feet to the TRUE POINT OF BEGINNING (said point being on the East margin of March Point Road); thence South 87°30'00" East, 114.76 feet to the East line of that certain tract conveyed to George D. Sullivan et ux by deed recorded July 16, 1947, under Auditor's File No. 406718; thence North 2°24'00" East along the East line of said Sullivan tract 158.58 feet, more or less, to the Southerly line of those premises condemned by the State of Washington for highway purposes by decree entered June 5, 1961, in Skagit County Superior Court Cause No. 26055; thence Westerly along the Southerly line of said highway 119.20, more or less, to the East margin of March Point Road; thence South 1°55'45" West along said East margin, a distance of 130.78 feet; thence continue along said East margin South 2°24'00" West, 55.66 feet to the POINT OF BEGINNING.

Situated in Skagit County, Washington.

12603 Christianson Road, Anacortes, WA 98221
Skagit County Tax Account No. 340204-0-055-0100/P112969

That portion of the Northwest ¼ of the Northwest ¼ of the Southwest ¼ of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; thence South 1°02'00" West, 55.50 feet; thence South 88°52'00" East, 139.76 feet to the TRUE POINT OF BEGINNING; thence South 67°52'20" East approximately 308.27 feet, more or less, to a point 425 feet East of the West line of said Section 4; thence South parallel to the West line of said Section 4, to a point 340 feet South of the South line of State Highway right of way as conveyed to the State of Washington by deed dated January 25, 1961, under Auditor's File No. 604860, records of Skagit County, Washington; thence North 87°22'20" West 296.18 feet, more ore less, to a point 140 feet East of the West line of said Section 4; thence North 1°02'00" East, 281.42 feet, more or less, to the true POINT OF BEGINNING.

EXCEPT a tract of land lying in the Northwest ¼ of the Northwest ¼ of the Southwest ¼ of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; thence South 1°02'00" West, 55.50 feet; thence South 88°52'00" East, 139.79 feet; thence South 67°52'20" East, 69.67 feet to the TRUE POINT OF BEGINNING; thence South 67°52'20" East approximately 238.86 feet, more or less, to a point 425 feet East of the West line of said Section 4; thence North 87°44'47" West, 89.93 feet; thence North 75°32'10" West, 133.73 feet; thence North 1°03'37" East, 51.99 feet to the POINT OF BEIGNNING.

ALSO EXCEPT that portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; thence South $1^{\circ}02'00''$ West 55.50 feet; thence South $88^{\circ}52'00''$ East, 139.76 feet to the TRUE POINT OF BEGINNING; thence South $67^{\circ}52'20''$ East, 69.67 feet; thence South $1^{\circ}03'37''$ West, 51.99 feet; thence North $88^{\circ}56'23''$ West, 20.00 feet, thence South $1^{\circ}03'37''$ West, 170.66 feet; thence North $88^{\circ}56'23''$ West, 45.00 feet; thence North $1^{\circ}03'37''$ East, 247.73 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of the West $\frac{1}{4}$ of Section 4, Township 34 North, Range 2 East W.M., described as follows:

COMMENCING at a point 15 feet East of the West quarter corner of Section 4, Township 34 North, Range 2 East W.M. (said premises being on the East margin of March's Point Road); thence South, 303.63 feet to the TRUE POINT OF BEGINNING; thence South, 269.60 feet, more or less, to the North line of County road known as the Stevenson Road; thence East along the North line of said County road, 125.00 feet; thence North, 271.01 feet, thence North $88^{\circ}56'23''$ West, 125.00 feet to the East margin of March's Point Road and the POINT OF BEGINNING.

Situated in Skagit County, Washington.