

**When recorded return to:**

Cardinal Venture, LLC  
21606 Alderbrook Lane  
Mount Vernon, WA 98274

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 12/10/2021

Escrow Number:

GNW 21-14052

**AMENDED EASEMENT**

THE GRANTOR CARDINAL VENTURES, LLC, AND FREDERICKSON AND GUNERIUS, LLC, for and in consideration of amending easement without consideration conveys and quit claims to CARDINAL VENTURES, LLC, AND FREDERICKSON AND GUNERIUS, LLC the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Those 30-foot wide Access and Utility Easements running between portions of Lots A through L, inclusive, as delineated on the face of that certain boundary line adjustment survey recorded February 15, 2017 as Auditor's File No. 201702150081 and further described on that certain boundary line adjustment deed recorded February 16, 2017 as Auditor's File No. 201702160121 are hereby amended to a 30-foot wide Access and Utility Easements being over, across and under the East 15 feet of said Lots A, D, E, H, I and L and over, across and under the West 15 feet of said Lots B, C, F, G, J and K; Furthermore the Grantors convey and quit claim to the Grantees an access and utility easement running continuously over the entire 30-foot Easement between Sharon and Cedar Streets; said easement being for the benefit of each of the 12 lots A through L, inclusive. All of the above being portions of Lots 13 through 24, inclusive of Block 5 and adjoining Pacific Northwest Traction Company right-of-way as delineated on the "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" in Volume 4 of Plats, Page 7 records of Skagit County, Washington.

Note: the previous easements of record did not provide for a continuously open easement between Sharon and Cedar Streets.

Tax Parcel Number(s): P72722, P72723, P133623, P133618, P133619, P133624, P133625, P133620, P133621, P133626, P133627 and P133622.

**Dated: December 9<sup>th</sup>, 2021.**

Cardinal Ventures LLC By:

Adam P. Ware  
Adam P. Ware

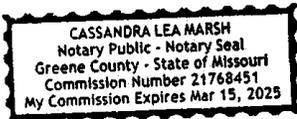
Frederickson and Gunerius, LLC By:

Adam P. Ware  
Adam P. Ware

State of Missouri  
County of Douglas

On this 9<sup>th</sup> day of December 2021, before me, the undersigned, a Notary Public in and for the State of Missouri, duly commissioned and sworn, personally appeared Adam P Ware to me known to be the Managing Member of Cardinal Ventures, LLC, the limited liability company that executed the forgoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument, Witness my hand and official seal hereto affixed the day and year first above written.

Cassandra Lea Marsh  
Notary Public in and for the State of Missouri  
Residing in the town/city of Greene  
My appointment expires on 03/15/2025  
Cassandra Lea Marsh



(Second Notary Acknowledgment on next page)

State of Missouri  
County of Douglas

On this 9<sup>th</sup> day of December 2021, before me, the undersigned, a Notary Public in and for the State of Missouri, duly commissioned and sworn, personally appeared Adam P Ware to me known to be the Managing Member of Frederickson and Guncrius, LLC, the limited liability company that executed the forgoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument, Witness my hand and official seal hereto affixed the day and year first above written.

Cassandra Le Marsh  
Notary Public in and for the State of Missouri  
Residing in the town/city of Greene  
My appointment expires on 03/15/2025

Cassandra Le Marsh

