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02/04/2022 11:00 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

Filed for Record at Request of:
Law Offices of Gregory E. Thulin, PS
2200 Rimland Drive, Suite 115
Bellingham, WA 98226

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY *Jerry Thompson*
DATE *2.4.22*

Title of Document: 1st Amendment to Joint Use Easement
Grantor: LG Anacortes, LLC
Grantee: LG Anacortes, LLC
Ref. No. Related Doc: 202101260045
Tax Parcel Nos: P135448, P135449, P135450

1st AMENDMENT TO JOINT USE EASEMENT

THIS 1ST AMENDMENT TO JOINT USE EASEMENT is made this *3RD* day of *February*, 2022, by LG Anacortes, LLC, a Washington limited liability company ("LG Anacortes").

RECITALS

A. A Joint Use Easement was executed the 19th day of January, 2021, and filed under Skagit County Auditor's File No. 202101260045 (hereinafter "Easement").

B. LG Anacortes is the owner of the following parcels of real property subject to the Easement:

Lots 2, 3 & 4, Anacortes Short Plat No. SPL-2020-0003, approved January 20, 2021, recorded January 26, 2021, under Skagit County Auditor's File No. 202101260044, records of Skagit County, Washington, and being a portion of the East ½ of the Southeast ¼ of the Southwest ¼ of Section 25, Township 35 North, Range 1 East of W.M.

Situate in County of Skagit, State of Washington.

C. The "Common Driveway" easement, as defined within the Easement, is being expanded in its length and LG Anacortes desires to amend the Easement to reflect such expansion.

NOW, THEREFORE, LG Anacortes amends the following provisions within the Easement as follows:

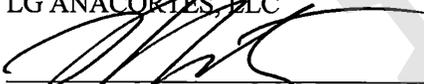
2. Grant of Easement.

b. **Common Driveway.** *[Modified]* The Common Driveway easement granted herein is twenty feet (20') in width and located over the northerly "pipe stem" of Lot 4, and extends from the "pipe stem" southerly an additional thirteen feet (13') as more specifically described in Exhibit "A" attached hereto and incorporated herein, and as depicted on Exhibit "B" attached hereto and incorporated herein.

EXCEPT as modified by this 1st Amendment, all of the terms and provisions of the Joint Use Easement shall remain in full force and effect.

IN WITNESS WHEREOF, LG Anacortes has caused this 1st Amendment to be executed on the day, month, and year first above written.

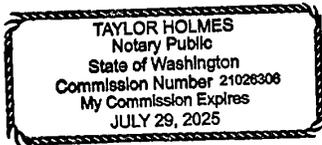
LG ANACORTES, LLC


By: Brian Gentry, Member

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Brian Gentry is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and that he acknowledged it as a Member of LG Anacortes, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: February 3rd, 2022.



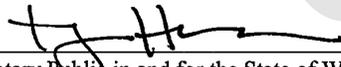

Notary Public in and for the State of Washington
Print name: Taylor Holmes
My commission expires: July 29, 2025

Exhibit "A"

**Ingress, Egress and Utilities Easement
Portion of Lot 4, Anacortes Short Plat No. SPL-2020-0003**

A non-exclusive mutually beneficial easement for ingress, egress and utilities (and the maintenance thereof) over under and across a portion of Lot 4, City of Anacortes Short Plat No. SPL-2020-0003, approved January 20, 2021 and recorded January 26, 2021 under Skagit County Auditor's File No. 202101260044 being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M., for the benefit of Lot 3 of said City of Anacortes Short Plat No. SPL-2020-0003 and being more particularly described as follows:

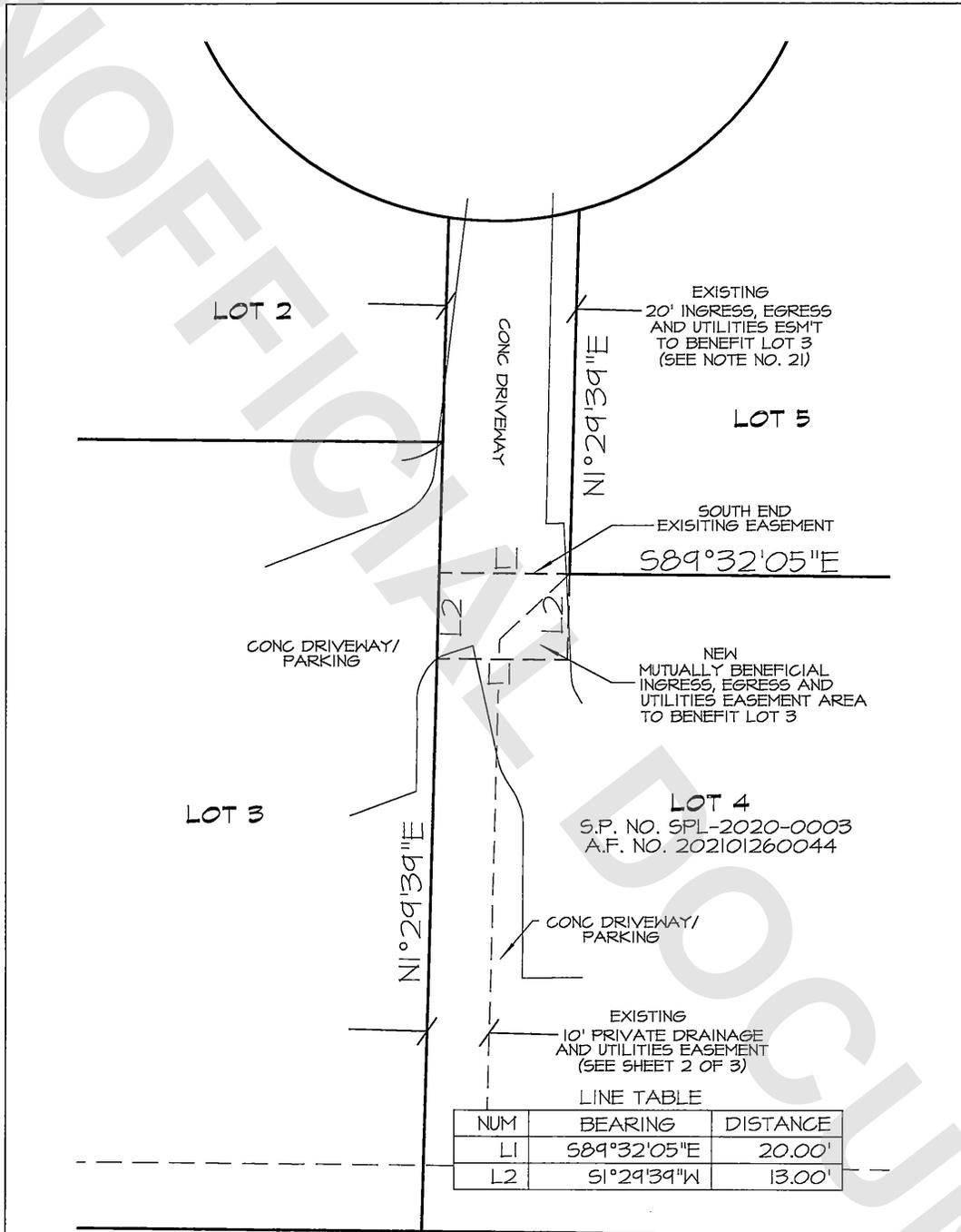
BEGINNING at the Southwest corner of Lot 5 of said City of Anacortes Short Plat No. SPL-2020-0003, being a common corner with said Lot 4;
thence North 89°32'05" West along the Westerly projection of the Southerly line of said Lot 5, common with a Northerly line of said Lot 4, along the existing South line of the 20-foot easement for ingress, egress and utilities benefitting said Lot 3 for a distance of 20.00 feet, more or less, to the Easterly line of said Lot 3;
thence South 1°29'39" West along said Easterly line of Lot 3 for a distance of 13.00 feet;
thence South 89°32'05" East for a distance of 20.00 feet, more or less, to a point bearing South 1°29'39" West from the POINT OF BEGINNING;
thence North 1°29'39" East for a distance of 13.00 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Anacortes, County of Skagit, State of Washington.

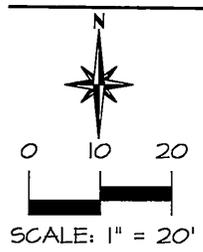


EXHIBIT "B"



LINE TABLE

NUM	BEARING	DISTANCE
L1	S89°32'05"E	20.00'
L2	S1°29'39"W	13.00'



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

19-130 1/31/2022

EASEMENT EXHIBIT MAP
 IN A PORTION OF THE
 SE 1/4 OF THE SW 1/4 OF
 SECTION 25, T. 35 N., R. 1 E., W.M.
 FOR: LG ANACORTES, LLC.

1-31-22