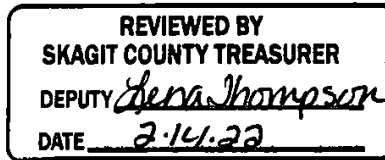


When recorded return to:

Craig Sjoström
1204 Cleveland Ave.
Mount Vernon, Washington 98273



RELEASE OF EASEMENT

Grantors: (1) S/G Properties LP 29.8%
(2) Sakuma Lands LLC 70.2%

Grantee: Bayhill Ridge LLC

Legal Description: ptn Lots 2B & 2C Bay Ridge Bus. Park BSP Ph. 2 PL-03-0706 AFN 200407080108 E ½ NE ¼ 3-34N-3EWM

Additional Legal Description Attached

Assessor's Property Tax Parcel or Account Nos.: P122070; P122072; P122073

Reference No. of Documents Assigned or Released: 202111010097

THIS INDENTURE is made this 7th day of February, 2022, by and between S/G Properties LP, as to an undivided 29.8% interest and Sakuma Lands LLC as to an undivided 70.2% interest, Grantors, and Bayhill Ridge LLC, a Washington limited liability company, Grantee.

Recitals

- a. The parties executed an instrument dated October 29th, 2021 and recorded under Skagit County Auditor's File No. 202111010097, under which the Grantee herein had conveyed to the Grantors herein an easement benefitting certain real property owned by the Grantors, such easement area being described in the attached Exhibit A.
- b. The parties have reached an agreement such that the said easement may be released, and execute this instrument to that end.

Release of Easement

Therefore, for and in consideration of an agreement to release the said easement, and for

no monetary consideration, Grantors hereby release, convey and quitclaim to Grantee that certain easement referenced above concerning the land described in the attached Exhibit A.

A diagram showing the area of the easement being released is attached hereto as Exhibit B.

By the Grantors:

S/G PROPERTIES LP

SAKUMA LANDS LLC

By: Bryan Sakuma

By: Bryan Sakuma

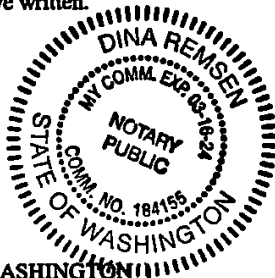
Bryan Sakuma manager
(Printed name & title)

Bryan Sakuma manager
(Printed name & title)

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 7 day of February, 2022, before me personally appeared BRYAN SAKUMA, to me known to be a partner in S/G Properties LP, the limited partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said limited partnership, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

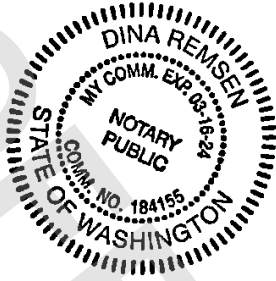


Dina Remsen
NOTARY PUBLIC in and for the State of Washington,
residing at MOUNT VERNON
My commission expires: 3-16-24
Name: Dina Remsen

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 7 day of February, 2022, before me personally appeared BRYAN SAKUMA, to me known to be a governor of Sakuma Lands LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Dina Remsen
NOTARY PUBLIC in and for the State of Washington,
residing at MOUNT VERNON
My commission expires: 3-16-24
Name: Dina Remsen

Exhibit "A"
Ingress and Egress Easement
For the Benefit of Lot 2D, Bay Ridge Binding Site Plan Phase 2, No. PL-03-0706

A variable width easement for ingress and egress over, under and across portions of Lots 2B and 2C, Bay Ridge Business Park Binding Site Plan Phase 2, No. PL-03-0706 approved June 8, 2004 and recorded July 9, 2004 under Skagit County Auditor's File No. 200407080108, being in a portion of the East 1/2 of the Northeast 1/4 of Section 3, Township 34 North, Range 3 East, W.M. (for the benefit of Lot 2D said Bay Ridge Business Park Binding Site Plan Phase 2) and being more particularly described as follows:

BEGINNING at the center of the cul de sac at the East end of Preston Place as shown on said Bay Ridge Business Park Phase 2, from which the centerline of Preston Place bears North 89°48'21" West;
 thence North 9°51'33" West for a distance of 55.00 feet to the South line of said Lot 2B and being the TRUE POINT OF BEGINNING;
 thence North 0°16'51" East for a distance of 30.31 feet to a point on a non-tangent curve;
 thence along the arc of said curve to the right concave to the Southwest from which the center bears South 6°15'37" East, having a radius of 85.00 feet, through a central angle of 88°25'35", an arc distance of 131.18 feet;
 thence South 82°09'58" West for a distance of 5.00 feet;
 thence South 7°50'02" East for a distance of 149.00 feet, more or less, to a point that is 25.00 feet North (as measured perpendicular) of the South line of said Lot 2C;
 thence South 89°48'21" East parallel with said South line for a distance of 50.81 feet;
 thence South 0°11'39" West for a distance of 25.00 feet to said South line of Lot 2C;
 thence North 89°48'21" West along said South line for a distance of 72.53 feet;
 thence North 7°50'02" West for a distance of 170.72 feet to a point on a tangent curve on the West line of said Lot 2C;
 thence along the arc of said curve to the left, concave to the Southwest from which the center of said curve bears South 82°09'58" West, having a radius of 55.00 feet, through a central angle of 92°01'31", an arc distance of 88.34 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.



10-18-21

EXHIBIT "B"

