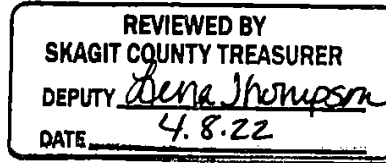




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04/08/2022 10:14 AM Pages: 1 of 8 Fees: \$210.50
Skagit County Auditor

When recorded return to:
LANE POWELL PC
1420 Fifth Avenue, Suite 4200
Seattle, WA 98101-2375
Attn: Julia Clark



RELEASE AND TERMINATION OF EASEMENT

Grantor: SALISHAN FARMS LLC

Grantee: SALISHAN FARMS LLC

Reference No. of Instrument
Being Released: A.F. No. 9612180054

Abbrev. Legal Description: Lots 1 & 2 Skagit County Short Plat No. 96-0090;
being Ptn S 1/2 SW 1/4 32-35-3, Skagit County, WA

Tax Parcel No. P35200 (350332-3-026-0115) and P106698 (350332-3-026-0200)

RELEASE AND TERMINATION OF EASEMENT

THIS RELEASE AND TERMINATION OF EASEMENT (this “**Release**”) is made and declared as of April 6, 2022, by Salishan Farms LLC, a Washington limited liability company (both the “**Grantor**” and “**Grantee**”).

RECITALS

A. Grantor is the owner of certain real property located in Skagit County, Washington, identified as Parcel No. P35200, and as more particularly described on Exhibit A, attached hereto and incorporated herein (“**Burdened Property**”).

B. Grantor is also the owner of certain real property located adjacent to the Burdened Property in Skagit County, Washington, identified as Parcel No. P106698, and as more particularly described on Exhibit B, attached hereto and incorporated herein (“**Benefitted Property**”).

C. The Burdened Property is encumbered by a Private Easement for Ingress, Egress and Utilities in favor of the Benefitted Property, recorded December 18, 1996 under Short Plat No. 96-0090, A.F. No. 9612180054, and as further depicted on Exhibit C, attached hereto and incorporated herein (the “**Easement**”).

D. The Easement provides, in part, access over and across the Burdened Property for ingress to and egress from the Benefitted Property.

E. Concurrent with the recording of this Release, Grantor is recording a Quitclaim Deed to effectuate a boundary line adjustment to cause the consolidation of the Burdened Property and the Benefitted Property into one legal lot (the “**Lot Consolidation**”). The combined legal description resulting from the Lot Consolidation is described on Exhibit D, attached hereto and incorporated herein.

F. As a result of the Lot Consolidation, the ingress and egress portion of the Easement is no longer required for access to and from the Burdened Property. Accordingly, Grantor now wishes to release the Burdened Property from the encumbrance of the ingress and egress portion of the Easement.

RELEASE AND TERMINATION OF EASEMENT


NOW, THEREFORE, Grantor and Grantee, which constitute all of the owners of the Burdened Property and the Benefitted Property, on behalf of themselves and their successors and assigns, hereby relinquish all rights in the ingress and egress portion of the Easement, and hereby terminate the ingress and egress portion of the Easement. This relinquishment and termination eliminates any and all rights and obligations of the Grantor and Grantee related to the ingress and egress portion of the Easement, including but not limited to, any obligation to maintain the ingress

and egress portion of the Easement.

IN WITNESS WHEREOF, the undersigned have executed this Release as of the day and year first written above.

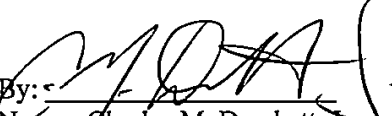
GRANTOR:

SALISHAN FARMS LLC,
a Washington limited liability company

By: 
Name: Charles M. Drackett, Jr.
Its: Manager

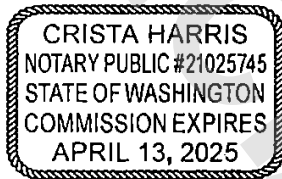
GRANTEE:

SALISHAN FARMS LLC,
a Washington limited liability company

By: 
Name: Charles M. Drackett, Jr.
Its: Manager

STATE OF Washington)
) ss.
 COUNTY OF Skagit)

On this 6 day of April, 2022, before me personally appeared Charles M. Drackett, Jr., known to me to be the Manager of SALISHAN FARMS LLC, a Washington limited liability company, that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of said entity.



Crista Harris
 Print Name: Crista Harris
 NOTARY PUBLIC for the State of WA,
 residing at UPS Store 5499
 My appointment expires: 04-13-2025

STATE OF Washington)
) ss.
 COUNTY OF Skagit)

On this 6 day of April, 2022, before me personally appeared Charles M. Drackett, Jr., known to me to be the Manager of SALISHAN FARMS LLC, a Washington limited liability company, that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of said entity.



Crista Harris
 Print Name: Crista Harris
 NOTARY PUBLIC for the State of WA,
 residing at UPS Store 5499
 My appointment expires: 04-13-2025

EXHIBIT A**Legal Description of Burdened Property**

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 96-0090, approved December 5, 1996, and recorded December 13, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File No. 9612180054, records of Skagit County, Washington; being a portion of the South Half of the Southwest Final Plat of Bridgewater Estates Phase I, according to the plat thereof recorded in Volume 15, of Plats, pages 174 and 175; and Lots 9 through 12, Final Plat of Bridgewater Estates Phase II, according to the plat thereof recorded in Volume 16, of Plats, pages 65 and 66; and Tract X, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224.

Situated in Skagit County, Washington.

(APN P35200 / 350332-3-026-0115)

{End of Exhibit A}

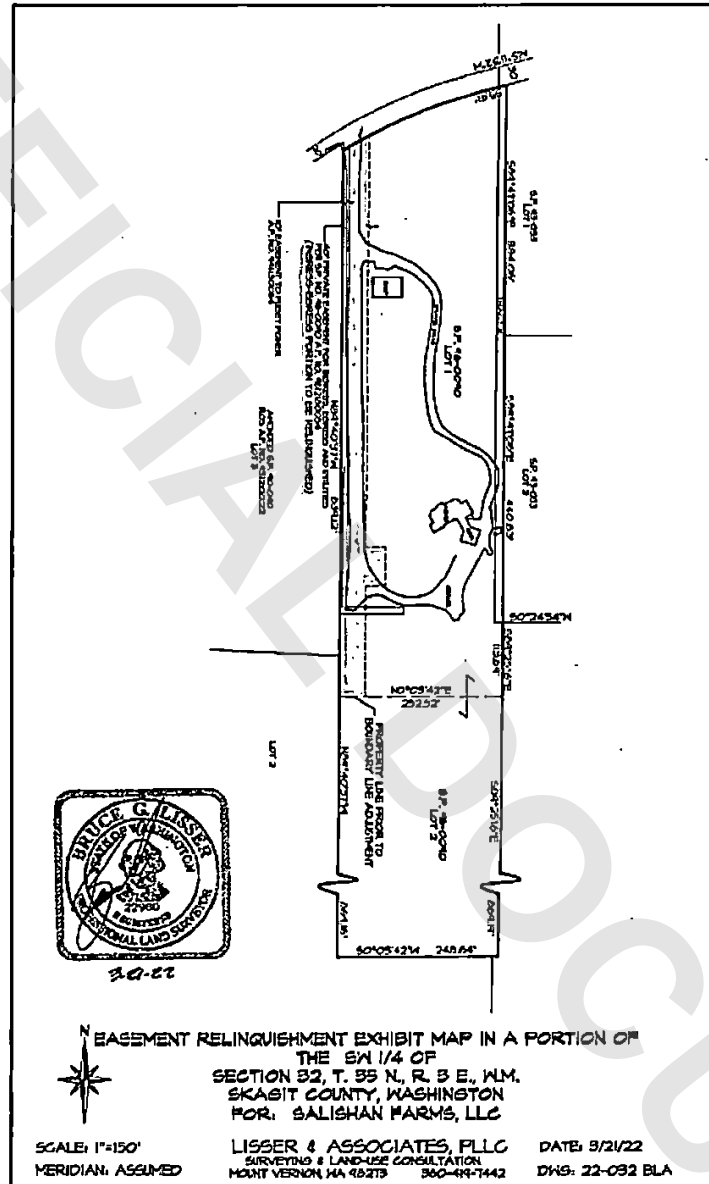
EXHIBIT B**Legal Description of Benefitted Property**

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 96-0090, approved December 5, 1996, and recorded December 13, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File No. 9612180054, records of Skagit County, Washington; being a portion of the South Half of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian; and Lots 6 through 8, Final Plat of Bridgewater Estates Phase I, according to the plat thereof recorded in Volume 15, of Plats, pages 174 and 175; and Lots 9 through 12, Final Plat of Bridgewater Estates Phase II, according to the plat thereof recorded in Volume 16, of Plats, pages 65 and 66; and Tract X, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224.

Situated in Skagit County, Washington.

(APN P106698 / 350332-3-026-0200)

{End of Exhibit B}

EXHIBIT C**Easement Depiction**

{End of Exhibit C}

C-1

133346.0002/8932470.1

EXHIBIT D**Legal Description of Consolidated Lot**

Lots 1 and 2, Skagit County Short Plat No. 96-0090, approved December 5, 1996, and recorded December 13, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File No. 9612180054, records of Skagit County, Washington; being a portion of the South 1/2 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East of the Willamette Meridian; and portions of Lots 6 through 8, Final Plat of Bridgewater Estates Phase I, according to the plat thereof recorded in Volume 15 of Plats, pages 174 and 175, and portions of Lots 9 through 12, Final Plat of Bridgewater Estate Phase II, according to the plat thereof recorded in Volume 16, of Plats, pages 65 and 66; and Tract X, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224.

{End of Exhibit D}