

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Punkin Center, LLC
P.O. Box 817
Sedro Woolley, WA 98284

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 09/13/2022

PARTIAL TERMINATION OF EASEMENT

Reference Nos: 201908010056 (Survey); 201911200135 (Amended Survey)
201908010057 (Easement for Ingress, Egress and Utilities)
201911200136 (Re-recorded Easement for Ingress, Egress and Utilities)

Grantor: PUNKIN CENTER, LLC, a Washington limited liability company
JA HAMILTON, LLC, a Washington limited liability company
JF HAMILTON, LLC, a Washington limited liability company
PUNKIN CENTER WEST, LLC, a Washington limited liability company

Grantee: PUNKIN CENTER, LLC, a Washington limited liability company
JA HAMILTON, LLC, a Washington limited liability company
JF HAMILTON, LLC, a Washington limited liability company
PUNKIN CENTER WEST, LLC, a Washington limited liability company

Abbreviated Legal: Lots 1, 2, 3, 4 and 5 of Amended BLA recorded under AFN 201911200135

Additional Legal on: Exhibits "A", "B" and "C"

Assessor's Tax Parcel Nos.: 350614-0-006-0001; P41175
350614-2-004-0009; P41204
350614-2-001-0002; P41201
350614-0-009-0008; P41178
350614-1-008-0007; P41193

WHEREAS, the Grantors are the owners of the following real property (the "Burdened Parcels"):

See attached Exhibit "A"

Situated in the County of Skagit, State of Washington

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

AND WHEREAS, the Grantees are the owners of the following real property (the "Benefitted Parcels"):

See attached Exhibit "B"

Situated in the County of Skagit, State of Washington.

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

AND WHEREAS, the Burdened Property is subject to a 60-Foot Access & Utility Easement in favor of the Benefitted Property, as described in that certain Record of Survey recorded under Skagit County Auditor's File No. 201908010056, as amended on November 20, 2019, and recorded under Skagit County Auditor's File No. 201911200135, and as described in that certain Easement for Ingress, Egress, and Utilities recorded on August 1, 2019, under Skagit County Auditor's File No. 201908010057, and re-recorded on November 20, 2019, under Skagit County Auditor's File No. 201911200136.

AND WHEREAS, the Grantors and Grantee desire to terminate a portion of the easement described above, which portion is specifically located on Lot 4, and is more particularly described on the attached Exhibit "C";

NOW THEREFORE, THE UNDERSIGNED, in consideration of the mutual promises and covenants herein, which constitute good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, hereby terminate that portion of the easement described in that certain Easement for Ingress, Egress, and Utilities recorded on August 1, 2019, under Skagit County Auditor's File No. 201908010057, and re-recorded on November 20, 2019, under Skagit County Auditor's File No. 201911200136, which portion is specifically located on Lot 4, and is more particularly described on the attached Exhibit "C".

The Grantor and Grantee acknowledge that this document shall serve to terminate the easement on that portion of Lot 4 as described herein and that neither Grantor nor Grantee shall have any further right or obligation with respect to the easement(s) and rights described herein.

///

/// (signatures and acknowledgements follow)

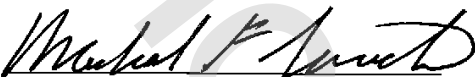
DATED this 12th day of September, 2022.

PUNKIN CENTER, LLC,
a Washington limited liability company



By: MICHAEL F. JANICKI
Its: Member

JA HAMILTON, LLC,
a Washington limited liability company



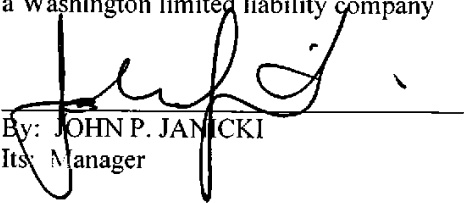
By: MICHAEL F. JANICKI
Its: Member

JF HAMILTON, LLC,
a Washington limited liability company



By: MICHAEL F. JANICKI
Its: Member

PUNKIN CENTER WEST, LLC,
a Washington limited liability company

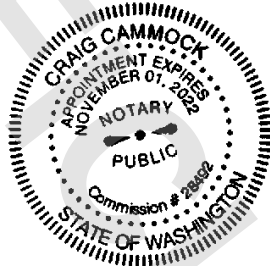


By: JOHN P. JANICKI
Its: Manager

(Acknowledgments follow.)

STATE OF WASHINGTON)
) ss
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MICHAEL F. JANICKI 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 acknowledged it as a Member of JF HAMILTON, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: September 12, 2022

(Signature)

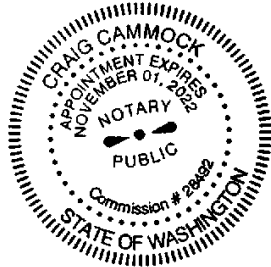
NOTARY PUBLIC
CRAIG CAMMOCK

Print Name of Notary

My appointment expires: 11-1-22

STATE OF WASHINGTON)
) ss
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOHN P. JANICKI 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 acknowledged it as a Manager of PUNKIN CENTER WEST, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: September 12, 2022

(Signature)

NOTARY PUBLIC
CRAIG CAMMOCK

Print Name of Notary

My appointment expires: 11-1-22

Exhibit "A"

Legal Description of Burdened Parcels

Lots 1, 2, 3, and 4 of Punkin Center Boundary Line Adjustment recorded on the 1st day of August, 2019, under Skagit County Auditor's File Number 201908010055, and re-recorded on the 20th day of November, 2019, under Skagit County Auditor's File No. 201911200134, and as shown on that certain Record of Survey for Punkin Center Boundary Line Adjustment recorded on the 1st day of August, 2019, under Skagit County Auditor's File Number 201908010056, and amended on the 20th day of November, 2019, under Skagit County Auditor's File No. 201911200135.

Partial Termination of Easement
Exhibit A

Exhibit "B"
Legal Description of Benefitted Parcels

Lots 1, 2, 3, 4 and 5 of Punkin Center Boundary Line Adjustment recorded on the 1st day of August, 2019, under Skagit County Auditor's File Number 201908010055, and re-recorded on the 20th day of November, 2019, under Skagit County Auditor's File No. 201911200134, and as shown on that certain Record of Survey for Punkin Center Boundary Line Adjustment recorded on the 1st day of August, 2019, under Skagit County Auditor's File Number 201908010056, and amended on the 20th day of November, 2019, under Skagit County Auditor's File No. 201911200135.

Partial Termination of Easement
Exhibit B

Exhibit "C"
Portion of Easement to be Terminated

That portion of that certain 60-Foot Access & Utility Easement in favor of the Benefitted Property defined above, as such 60-Foot Access & Utility Easement is described in that certain Record of Survey recorded under Skagit County Auditor's File No. 201908010056, as amended on November 20, 2019, and recorded under Skagit County Auditor's File No. 201911200135, and as described in that certain Easement for Ingress, Egress, and Utilities recorded on August 1, 2019, under Skagit County Auditor's File No. 201908010057, and re-recorded on November 20, 2019, under Skagit County Auditor's File No. 201911200136, which is located on the following parcel of real property:

Lot 4 of Punkin Center Boundary Line Adjustment recorded on the 1st day of August, 2019, under Skagit County Auditor's File Number 201908010055, and re-recorded on the 20th day of November, 2019, under Skagit County Auditor's File No. 201911200134, and as shown on that certain Record of Survey for Punkin Center Boundary Line Adjustment recorded on the 1st day of August, 2019, under Skagit County Auditor's File Number 201908010056, and amended on the 20th day of November, 2019, under Skagit County Auditor's File No. 201911200135.

EXCEPT for that portion of the easement located west of the following described line, which west portion of the easement shall not be terminated but shall remain in full force and effect:

Commencing at the 2" brass disk marking the North Quarter Corner of Section 14, Township 35 North, Range 6 East of W.M.;
thence South 01°16'33" East, along the East line of said Northwest Quarter, 152.17 feet, to the Southerly margin of State Route 20;
thence North 87°58'57" West, along said Southerly margin, 312.67 feet, to the True Point of Beginning;
thence South 87°58'57" East, along said Southerly margin a distance of thirty (30) feet;
thence South 02°01'03" West, to the South lot line of Lot 4 of Punkin Center Boundary Line Adjustment recorded on the 1st day of August, 2019, under Skagit County Auditor's File Number 201908010055, and re-recorded on the 20th day of November, 2019, under Skagit County Auditor's File No. 201911200134, and as shown on that certain Record of Survey for Punkin Center Boundary Line Adjustment recorded on the 1st day of August, 2019, under Skagit County Auditor's File Number 201908010056, and amended on the 20th day of November, 2019, under Skagit County Auditor's File No. 201911200135.

Situate in Skagit County, Washington

Partial Termination of Easement
Exhibit C