

Prepared by and Return to:

Theresa J. Friedman, Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
2100B Southbridge Parkway, Suite 240
Birmingham, Alabama 35209
205-484-0840

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 09/15/2022

PARTIAL RELEASE OF EASEMENT RIGHTS

Reference AFN: 9603280046, Records of Skagit County

Abbreviated Legal Description:

Lots 1-7 Ptn 20, All Lots 21-25, Blk 3 & Lots 1-3, 18-24, Blk 4, Miller Add. To Baker, TWG
Vac Alley

Tax Parcel Nos.:

4053-003-025-0003, P70662, 4053-004-024-0002, P70664

Parties:

The Town of Concrete - **Grantor(s)**

P.O. Box 39
Concrete WA 98237
(360) 853 8401

Theo Investments, L.L.C. - **Grantee(s)**

37921 State Route 20,
Concrete, WA 98237
360-391-1470

PARTIAL RELEASE OF EASEMENT RIGHTS

This Partial Release of Easement Rights is made this, the 25th day of April, 2022, by the TOWN OF CONCRETE, a Washington municipality, hereinafter called the "Town".

WITNESSETH:

WHEREAS, the Town is the owner and holder of those certain easement rights created by Ordinance No. 394 dated October 11, 1995, recorded in the records of Skagit County, Washington as Instrument No. 9603280046 (the "Ordinance"); and

WHEREAS, the Ordinance gives the Town the right to exercise and grant easements for the construction, repair and maintenance of public utilities and services ("Easement Rights") with respect to the land vacated in such Ordinance; and

WHEREAS, the Town desires to release the Easement Rights as and to the extent that they affect the property described on Exhibit "A" attached hereto and made a part hereof ("Property") and desires to execute this instrument to evidence its abandonment and relinquishment of its rights in and to the Easement Rights as they affect the Property.

NOW, THEREFORE, in consideration of the foregoing recitals, the Town does hereby execute this instrument to evidence its abandonment and relinquishment of all of its right, title and interest in and to the Easement Rights as they affect the Property; it being understood, however, that this instrument shall in no way affect any other property and rights granted to the Town under and pursuant to the Ordinance.

IN WITNESS WHEREOF, the Town has caused this instrument to be executed by its duly authorized representative on this 25th day of April, 2022.

TOWN OF CONCRETE
a Washington municipality

By: [Signature]
Print name: Jason Miller
Its: Mayer

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jason Miller 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 the mayer of the Town of Concrete, a Washington municipality, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 25th day of April, 2022.

[Signature]
Notary Signature
Notary Printed Name: Andrea R. Fichter
Notary Public in and for the State of Washington residing in Concrete
My Commission Expires: 12/03/23

PREPARED BY:
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EXHIBIT "A"

Lots 1 through 7, inclusive, the East ½ of Lot 20, and Lots 21 through 25, inclusive, Block 3; and Lots 1 through 3, inclusive and Lots 18 through 24, inclusive, Block 4, "MILLER ADDITION TO BAKER, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 74, records of Skagit County, Washington.

EXCEPT that portion of said Block 4 conveyed to the State of Washington by deed dated April 2, 1971 and recorded May 27, 1971, under Recording No. 753280.

TOGETHER WITH all of the vacated alleys in said Blocks 3 and 4, the West 17.5 feet of G Street, all of Miller Avenue and the Northerly ½ of Division Street which attached to said premises by operation of law pursuant to Town of Concrete Ordinance Nos. 264, 302 and 394.

Situate in the Town of Concrete, County of Skagit, State of Washington.