

After Recording, please return to:

Land Title + Escrow  
3010 Commercial Ave  
Anacortes WA 98221

<b>Document Title(s):</b>  Agreement
<b>Reference Number(s) of Documents assigned or released:</b> (on page __ of document(s))
<b>Grantor(s):</b>  Morgan Turner Properties LP
<b>Additional Names on page __ of document.</b> <b>Grantee(s):</b>  Debra Flewelling and Keith Flewelling
<b>Additional Names on page __ of document.</b> <b>Abbreviated Legal Description:</b>  Ptn Gov Lot 1, Sec 8-34-2 EWM and LOTS 15 TO 20, BLOCK 2, SOUND VIEW ADD 2 TO SIMILK BEACH
<b>Additional legal is on page __ of document.</b> <b>Tax Parcel Number(s):</b>  340208-1-008-0000/P114345 & 4005-002-020-0009/P69366

This agreement is made between the owners (Debra and Keith Flewelling) of 13323 Eagle Street, Anacortes, WA 98221 (Parcel - P69366) and the adjoining owners (Morgan Turner Properties LP) at Parcel - P114345.

See Exhibit A for the Survey referencing the identified subject known as the "Shed."  
See Exhibit B for legal descriptions of properties.

It is understood by all parties that the existing Shed on the east property line of Parcel P69366 is encroaching onto the neighboring property at Parcel P114345. It is estimated that the shed was built by a previous owner at least 30 years ago and will remain in place with the understanding that it may not be used for Adverse Possession to the benefit of current and subsequent owners of P69366 and to the detriment of current and future owners of P114345. This agreement will run with the land and bind all heirs, successors and/or assigns.

Both parties hold each other harmless regarding the current placement of the Shed and it is understood that the owners of P69366 are entirely responsible for the maintenance and any liability that comes into its use. In the event the Shed is removed or destroyed for any reason, any future replacement must abide by all necessary setbacks by county or local zoning codes and no further encroachment is allowed. Any new structure must remain within the boundary lines of P69366.

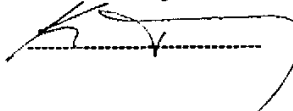
This agreement is to be recorded on the Title of both parcels, and any recording fees to be the responsibility of the owners at P69366.

Owners of 13323 Eagle Street, Anacortes, WA (P69366)

Debra Flewelling

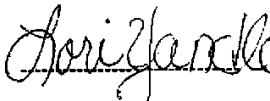
 7/19/23

Keith Flewelling

 7/19/23

Owners of P114345 (Morgan Turner Properties LP)

Lori Yandle  
(Owner as General Partner)

 7/19/23

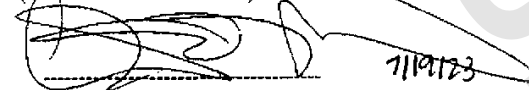
James Yandle  
(Owner as General Partner)

see attached

Beth Morgan-Cleland  
(Owner as General Partner)

 7/19/23

Christine  
Cleland-McGrath  
(Owner as General Partner)

 7/19/23

*See attached*

This agreement is made between the owners (~~Deborah and Keith Flewelling~~) of 13323 Eagle Street, Anacortes, WA 98221 (Parcel - P69366) and the adjoining owners (Morgan Turner Properties LP) at Parcel - P114345.

See Exhibit A for the Survey referencing the identified subject known as the "Shed."  
See Exhibit B for legal descriptions of properties.

It is understood by all parties that the existing Shed on the east property line of Parcel P69366 is encroaching onto the neighboring property at Parcel P114345. It is estimated that the shed was built by a previous owner at least 30 years ago and will remain in place with the understanding that it may not be used for Adverse Possession to the benefit of current and subsequent owners of P69366 and to the detriment of current and future owners of P114345. This agreement will run with the land and bind all heirs, successors and/or assigns.

Both parties hold each other harmless regarding the current placement of the Shed and it is understood that the owners of P69366 are entirely responsible for the maintenance and any liability that comes into its use. In the event the Shed is removed or destroyed for any reason, any future replacement must abide by all necessary setbacks by county or local zoning codes and no further encroachment is allowed. Any new structure must remain within the boundary lines of P69366.

This agreement is to be recorded on the Title of both parcels, and any recording fees to be the responsibility of the owners at P69366.

Owners of 13323 Eagle Street, Anacortes, WA (P69366)

*See attached*  
~~Deborah Flewelling~~

-----  
Keith Flewelling  
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Owners of P114345 (Morgan Turner Properties LP)

Lori Yandle  
(Owner as General Partner)

Beth Morgan-Cleland  
(Owner as General Partner)

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*Beth Morgan-Cleland 7/19/23*

James Yandle  
(Owner as General Partner)

Cristine Cleland-McGrath  
(Owner as General Partner)

*J R Yandle 7/18/23* -----

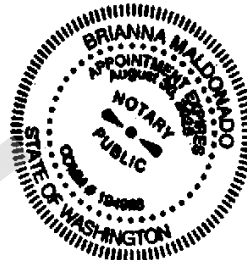
(Attached to Agreement)

STATE OF WA  
COUNTY OF Skagit } SS:

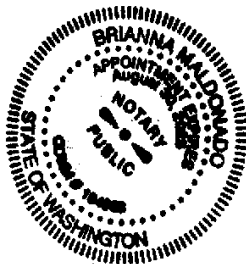
I certify that I know or have satisfactory evidence that Debra Flewelling and Keith Flewelling is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 19 2023Brianna Maldonado

Notary Public in and for the State of Washington  
Residing at: Anacortes WA 98221  
My appointment expires: 08 30 2025

STATE OF WA  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lori Yandle signed this instrument, on oath stated that he / she / they are authorized to execute the instrument and acknowledged it as the General Partner of Morgan Turner Properties LP to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument

Dated: July 19 2023Brianna Maldonado

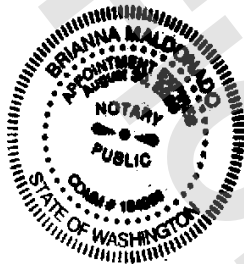
Notary Public in and for the State of Washington  
Residing at: Anacortes WA 98221  
My appointment expires: 08 30 2025

STATE OF WA  
COUNTY OF SRAJIT } SS:

I certify that I know or have satisfactory evidence that James Yandle signed this instrument, on oath stated that he / she / they are authorized to execute the instrument and acknowledged it as the General Partner of Morgan Turner Properties LP to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument

Dated: 7/18/2023

Brianna Cleland



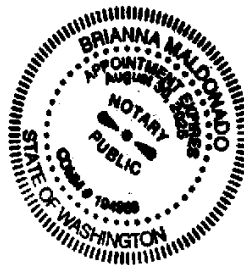
Notary Public in and for the State of Washington  
Residing at: Anacortes WA 98221  
My appointment expires: 08, 30, 2025

STATE OF WA  
COUNTY OF SRAJIT } SS:

I certify that I know or have satisfactory evidence that Beth Morgan-Cleland signed this instrument, on oath stated that he / she / they are authorized to execute the instrument and acknowledged it as the General Partner of Morgan Turner Properties LP to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument

Dated: July 19 2023

Brianna Cleland



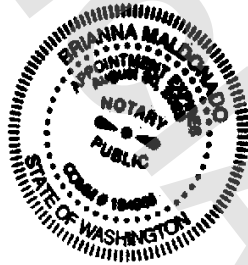
Notary Public in and for the State of Washington  
Residing at: Anacortes WA 98221  
My appointment expires: 08, 30, 2025

STATE OF WA  
COUNTY OF Skagit } ss:

I certify that I know or have satisfactory evidence that Christine Cleland-McGrath signed this instrument, on oath stated that he / she / they are authorized to execute the instrument and acknowledged it as the General Partner of Morgan Turner Properties LP to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument

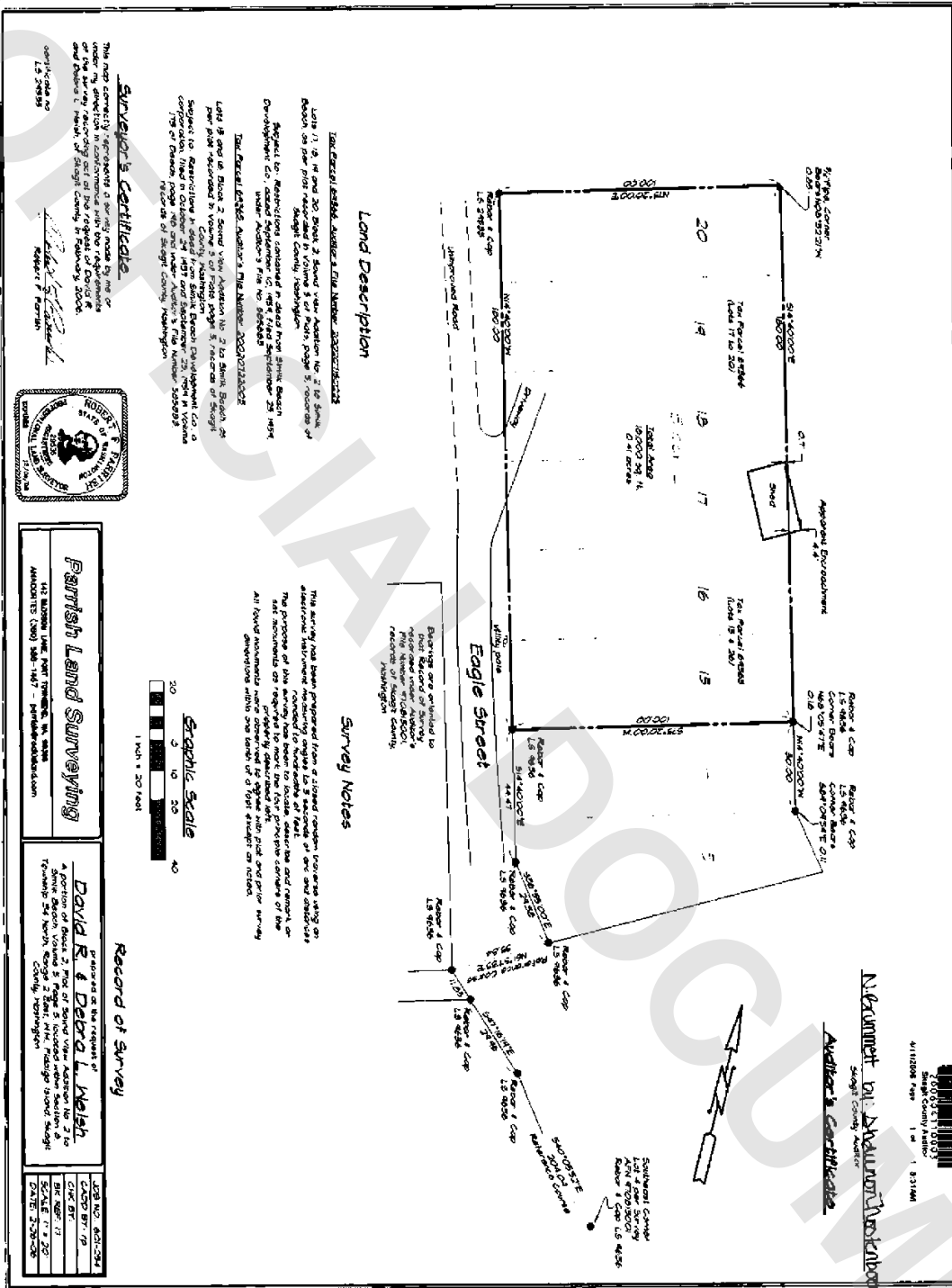
Dated: July 19 2023

Brianna Maldonado



Notary Public in and for the State of Washington  
Residing at: Anacortes, WA 98221  
My appointment expires: 08, 30, 2025

## Exhibit A



**Exhibit "B"****Legal Description for P114345 as follows:**

Government Lot 1, Section 8, Township 34 North, Range 2 East, W.M.

EXCEPT that portion platted as "Similk Beach, Skagit Co. Wash." as per plat recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington;

AND EXCEPT that portion platted as "Sound View Addition to Similk Beach," as per plat recorded in Volume 4 of Plats, page 55, records of Skagit County, Washington;

AND EXCEPT that portion platted as "Sound View Addition No. 2 to Similk Beach," as per plat recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington;

AND EXCEPT that portion deeded to Similk Inc. by deed recorded December 27, 1983 under Auditor's File No. 8312270061;

AND EXCEPT that portion lying within a tract conveyed to Public Utility District No. 1 of Skagit County by deed recorded August 29, 1956 under Auditor's File No. 540782;

AND EXCEPT that portion lying within the County roads known as Christianson Road and/or Satterlee Road.

AND EXCEPT any portion thereof lying withing that certain parcel described in document recorded on January 18, 2002 under Auditor's File No. 200201180127, records of Skagit County, Washington.

AND ALSO EXCEPT that portion of Government Lot 1, Section 8, Township 34 North, Range 2, East W.M., described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 2, Sound View Additional II to Similk Beach, according to the plat thereof recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington;

Thence North 54°51'30" West along the Northeasterly line of Lots 1, 2, 3 and 4 of said Block 2 for a distance of 98.35 feet;

Thence North 50°06'00" East parallel with the Southeasterly line of said Lot 1, Block 2, for a distance of 38.00 feet;

Thence South 54°51'30" East for a distance of 98.35 feet, more or less, to a point bearing North 50°06'00" East from the POINT OF BEGINNING;

Thence South 50°06'00" West for a distance of 38.00 feet, more or less, to the POINT OF BEGINNING.

Subject to and together with easements, reservations, restrictions, covenants, liens, leases, court cases and other instruments of record.

Situate in the County of Skagit, State of Washington.

**Legal description for P69366 as follows:**

Lots 15 to 20, inclusive, Block 2, "SOUND VIEW ADDITION NO. 2 TO SIMILK BEACH," as per plat recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.