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Skagit County Auditor

AFTER RECORDING RETURN TO:
KRISTEN A. CAVANAUGH
BELCHER SWANSON LAW FIRM, PLLC
900 DUPONT STREET
BELLINGHAM, WA 98225

REVIEWED BY
SKAGIT COUNTY TREASURER

DEPUTY Kaylee Ovdman

DATE 11/17/2023

Document: Extinguishment of Walkway and Boat Launch Easement
Grantor: Robert W. Janicki and Kara E. Janicki, a married couple
Grantee: Robert W. Janicki and Kara E. Janicki, a married couple
Abbreviated Legal: Lot A and Ptn SE ¼ of SE ¼ (Govt. Lot 1), S26, T36N, R2E
Full Legal: Exhibit "A"
Parcel Nos: P47144; P47163
Document Reference #: AF# 828754

EXTINGUISHMENT OF WALKWAY AND BOAT LAUNCH EASEMENT

THIS EXTINGUISHMENT OF WALKWAY AND BOAT LAUNCH EASEMENT ("Extinguishment") is made and entered into by and between Robert W. Janicki and Kara E. Janicki ("Janicki"), as both Grantor and Grantee.

RECITALS

WHEREAS, Janicki is the owner of real property located in Skagit County, Washington more particularly described in the attached Exhibit "A" (the "Property").

WHEREAS, the Property was subdivided previously via Short Plat No. 57-75 ("Short Plat") recorded under Skagit County Auditor File No. 828754 into Lots A and B.

WHEREAS, a ten-foot-wide Walkway and Boat Launch Easement ("Easement") was established on the face of Short Plat for the benefit of Lot B over and across a portion of Lot A.

WHEREAS, Janicki now owns both the benefitted Property and the burdened Property of this Easement. The Easement has now merged with title to both properties.

WHEREAS, for the reasons set forth above, Janicki now desires to extinguish the Easement in its entirety and purpose of this document is to extinguish the Easement.

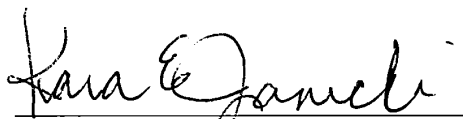
EXTINGUISHMENT OF WALKWAY & BOAT LAUNCH EASEMENT - 1

NOW, THEREFORE, based upon the foregoing recitals, the Easement is hereby extinguished and of no further force or effect. This Extinguishment of easement does not affect any other easements which remain in full force and effect.

DATED THIS 17th day of November, 2023.



ROBERT W. JANICKI



KARA E. JANICKI

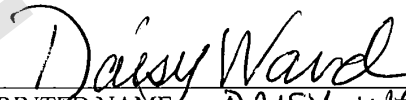
STATE OF WASHINGTON)

: ss.

COUNTY OF WHATCOM)

On this 17th day of November, 2023, before me personally appeared Robert W. Janicki and Kara E. Janicki, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.

PRINTED NAME: DAISY WARD

Notary Public in and for the State of Washington,
residing at Bellingham.

My commission expires: 03.25.2026.

EXHIBIT "A"
Legal Description

PARCEL A:

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Section 26;

Thence North 1°42'41" East along the East line of said Government Lot 1 of Section 26, 857.12 feet;

Thence at right angles to said East line North 88°17'19" West 527.00 feet to an intersection with the East line of that certain tract of land conveyed to Nellie Flynn by instrument dated June 13, 1947, and filed June 23, 1947, under Skagit County Auditor's File No. 405861, records of Skagit county, Washington, said intersection being the true point of beginning;

Thence continue North 88°17'19" West 75.00 feet;

Thence North 1°42'41" East parallel with said East line of Nellie Flynn Tract, 220 feet, more or less, to the line of ordinary high tide;

Thence Easterly along said line of ordinary high tide 75 feet, more or less, to an intersection with said East line of the Nellie Flynn Tract;

Thence Southerly along said East line 230 feet, more or less, to the true point of beginning.

(Said Tract also known as Tract A in that certain Short Plat No. 57-75, approved January 15, 1976, and recorded January 16, 1976, under Auditor's File No. 828754, records of Skagit County, Washington).;

TOGETHER WITH that portion of the tidelands of the second class in front of, adjacent to, and abutting on the above-described tract, lying Easterly of the Northerly extension of the West line of said above-described tract and lying Westerly of the East line of the East 150 feet of the West 817.67 feet of said Government Lot 1;

EXCEPT any portion thereof lying within a tract conveyed October 15, 1901 by the State of Washington to Jno Earls by Bush Act Oyster Lands deed recorded November 9, 1942, in Volume 187 of Deeds, page 427.

Situated in Skagit County, State of Washington.

PARCEL B:

A non-exclusive easement for ingress and egress over and across a 10 foot existing road, which road runs in a Westerly direction from the North line of the J.R. Roney Road No. 295 to the Base of a hill; Thence in an Easterly direction to the West line of that certain tract conveyed to Nellie Flynn by instrument dated June 14, 1947 and recorded June 23, 1947, under Skagit County Auditor's File No. 405861, records of Skagit County, Washington, as more fully set forth in that

certain "Stipulation and Decree: entered April 14, 1965, in Skagit County Superior Court Cause No. 26747, and also;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities described as follows:

Beginning at the Southwest corner of that certain parcel of land conveyed to Robert Douglas Green by Deed recorded June 21, 1968, under Auditor's File Nol71499, records of Skagit County, Washington;

Thence South $88^{\circ}17'19''$ East along the South line of said Green Tract 60 feet to the Southeast corner thereof;

Thence continue South $88^{\circ}17'19''$ East 75.00 feet to a point on the West line of the above described tract of land which point is North $1^{\circ}42'41''$ East 20.00 feet from the Southwest corner thereof;

Thence South $1^{\circ}42'41''$ West along said West line and line extended, 40.00 feet;

Thence North $88^{\circ}17'19''$ West along a line that is parallel to and 40 feet South of the first two described courses in this easement description, 135.00 feet to an intersection with the West line of said tract of land conveyed to Nellie Flynn by instrument dated June 14, 1947, and filed June 23, 1947, under Skagit County Auditor's File No. 405861, records of Skagit County, Washington;

Thence North $1^{\circ}42'41''$ East along said West line, 40.00 feet to the point of beginning.

Situated in Skagit County, State of Washington.

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