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01/15/2025 01:53 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

Recording Requested by:
Fremont Law PLLC
3429 Fremont Pl. N., Suite 305
Seattle, Washington 98103

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Kayla [Signature]
DATE 01/15/2025

TERMINATION OF EASEMENT AGREEMENT

Grantors:	Bayside Properties LLC, a Washington limited liability company
Grantee:	Community Action of Skagit County, a Washington non-profit corporation
Abbreviated Legal Description, Grantor Property	LOT 1, MOUNT VERNON SHORT PLAT NO. LU07-030, APPROVED OCTOBER 8, 2012 AND RECORDED OCTOBER 11, 2012 UNDER AUDITORS FILE NO. 201210110104, BEING A PORTION OF LOT B, PLAT OF KULSHAN VIEW, DIVISION NO 1, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 8, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON
Assessor's Parcel Number, Grantor Property	P82037
Abbreviated Legal Description, Grantee Property	LOT A, PLAT OF CAVIEZEL-RAGSDALE DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON
Assessor's Parcel Number, Grantee Property	P82422
Reference Documents	Skagit County Recording Number 8004160056

This Termination of Easement Agreement (the "Termination") is entered into by and between Bayside Properties LLC, a Washington limited liability company ("Grantor") and Community Action of Skagit County, a Washington non-profit corporation, ("Grantee") on November 13, 2024.

RECITALS

- A. Grantor owns the property described as follows: LOT 1, MOUNT VERNON SHORT PLAT NO. LU07-030, APPROVED OCTOBER 8, 2012 AND RECORDED OCTOBER 11, 2012 UNDER AUDITORS FILE NO. 201210110104, BEING A PORTION OF LOT B, PLAT OF KULSHAN VIEW, DIVISION NO 1, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 8, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN SKAGIT COUNTY, WASHINGTON (the "Grantor Property").
- B. Grantee owns the property described as follows: LOT A, "PLAT OF CAVIEZEL-RAGSDALE DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN SKAGIT COUNTY, WASHINGTON (the "Grantee Property").
- C. The Grantor Property and the Grantee Property are adjacent neighbors. Pursuant to a previously recorded document (Skagit County Recording Number 8004160056), the Grantor enjoys an easement over the Grantee Property for the purpose of overflow parking (the "Easement").
- D. The parties now desire to execute and record this Termination in order to confirm the termination of the Easement and its removal from the real property records of Skagit County, Washington.

AGREEMENT

NOW, WHEREFORE, in consideration of the mutual promises granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby affirmed,

1. The Easement is hereby terminated, and neither the Grantee Property nor the Grantor Property shall hereafter be burdened by any easement or license, whether express, implied, written, oral, or by prescription, benefiting the other property for the purpose of overflow parking.
2. This Termination shall become final and effective on the date recorded.
3. This Termination may be signed in any number of counterparts, each of which shall be an original and all of which shall constitute the same instrument.

[Signatures on following page]


IN WITNESS WHEREOF, this Termination was executed as of the date and year first above written.

GRANTOR

Bayside Properties LLC, a Washington limited liability company


GRANTEE

Community Action of Skagit County, a Washington non-profit corporation



By: Michael C. Murphy, D.V.M.
Its: Member

By: William Henkel
Its: Executive Director



By: Christine Murphy
Its: Member

IN WITNESS WHEREOF, this Termination was executed as of the date and year first above written.

GRANTOR

Bayside Properties LLC, a Washington limited liability company

GRANTEE

Community Action of Skagit County, a Washington non-profit corporation



By: William Henke
Its: Executive Director

By: Michael C. Murphy, D.V.M.
Its: Member

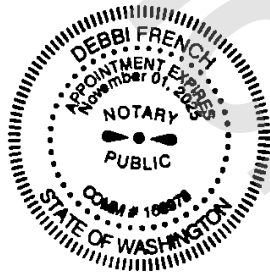
By: Carol M. Murphy
Its: Member

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) ss.
COUNTY OF Thurston)

On this day personally appeared before me Michael C. Murphy, D.V.M., to me known to be the Member of Bayside Properties LLC, the Washington limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

Dated this 13th day of November, 2024.



Debbi French

(Signature of Notary)

DEBBI FRENCH

(Legibly Print or Stamp Name of Notary)

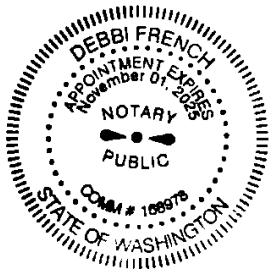
Notary public in and for the state of Washington, residing at Olympia

My appointment expires NOVEMBER 1, 2025

STATE OF WASHINGTON)
) ss.
COUNTY OF Thurston)

On this day personally appeared before me Christine Murphy, to me known to be the Member of Bayside Properties LLC, the Washington limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

Dated this 13th day of November, 2024.



Debbi French

(Signature of Notary)

DEBBI FRENCH

(Legibly Print or Stamp Name of Notary)

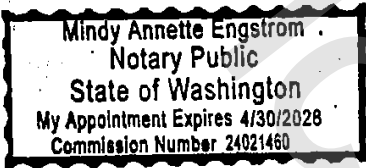
Notary public in and for the state of Washington, residing at Olympia

My appointment expires November 1, 2025

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this day personally appeared before me William Henkel to me known to be the executive director of Community Action of Skagit County, the Washington non-profit corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal this 23rd day of September, 2024.



Mindy Annette Engstrom
(Signature of Notary)

Mindy Annette Engstrom
(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington, residing at _____

My appointment expires 04/30/2028

