

**RECORDED AT THE REQUEST OF AND
AFTER RECORDING RETURN TO:**

Tom Newlon
P.O. Box 1015
Anacortes, WA 98221

**MEMORANDUM OF REVISION TO
PRIVATE UTILITY AND ACCESS EASEMENT**

Grantor: Thomas A. Newlon and Linda S. Newlon,
Trustees of the Newlon Family Living Trust
U/A/D DTD May 16, 2023

Grantee: David Jolly and Janean Jolly

Abbr. Legal Description: Lots 7 and 8, The Reserve At Channel Landing
Phase II.
Full Legal Descriptions on Exhibits A & B.

**Assessor's Tax Parcel
ID Nos.:** 6015-000-000-0007/P131822; 6015-000-000-
0008/P131823

Reference Numbers: 201402200035; 201411240096

**MEMORANDUM OF REVISION TO
PRIVATE ACCESS AND UTILITY EASEMENT**

THIS MEMORANDUM OF REVISION TO PRIVATE ACCESS AND UTILITY EASEMENT (this "**Memorandum**") is made as of the 30th day of January, 2025, by and between Thomas A. Newlon and Linda S. Newlon, Trustees of the Newlon Family Living Trust U/A/D DTD May 16, 2023 ("**Grantor**") and LynAnn Janean Jolly and David Nelson Jolly, a married couple (collectively, "**Grantee**").

RECITALS

A. Grantor owns that certain real property legally described on Exhibit A attached hereto and identified as Lot 7 ("**Grantor Property**") on the plat entitled "The Reserve at Channel Landing Phase II", recorded on February 20, 2014 in the records of Skagit County as Document No. 201402200035 (the "**Plat**").

B. Grantee owns that certain real property legally described on Exhibit B attached hereto and identified as Lot 8 ("**Grantee Property**") on the Plat.

C. The Plat created a private utility and access easement over a portion of the Grantor Property for the benefit of the Grantee Property, which is identified on the Plat as "New 25' Utility & Access Easement" (the "**Easement**"). On November 24, 2014, the then-current owner of both the Grantor and Grantee Property recorded a Record of Survey for "Reserve at Channel Landing Phase II" in the records of Skagit County as Document No. 201411240096 (the "**Record of Survey**") in order to "revise an easement across Lot 7 for access and utilities to Lot 8." The Record of Survey further states: "[t]his easement supersedes the easement shown on 'the Reserve at Channel Phase II, recorded under Auditors File Number 201402200035.'" A true and correct copy of the Record of Survey is attached hereto as Exhibit C.

D. Grantor and Grantee now desire to record this Memorandum to confirm the current location of the Easement, as revised and depicted by the Record of Survey.

NOW THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. The foregoing recitals are true and correct and hereby incorporated by reference.
2. The location of the Easement shown on the Plat has been terminated and superseded in full by the location of the Easement shown on the Record of Survey, such that

the current location of the Easement is as shown on the Record of Survey as the "18' Access and Utility Esmt for Lot 8". For avoidance of doubt, the depiction of the Easement as shown on the Plat is terminated and of no further force or effect.

3. This Memorandum shall run with the land and shall inure to the benefit of and be binding upon the successors and assigns in title to the Grantor Property and the Grantee Property. This Memorandum may be executed in counterparts, each of which shall be deemed an original, but which when taken together shall constitute one and the same instrument.

4. If any provision of this Memorandum is held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect the remainder of such provision or any other provisions hereof.

5. This Memorandum constitutes the entire agreement among Grantor and Grantee with respect to the subject matter hereof and supersedes all prior agreements, oral or written, express or implied, and all negotiations or discussions of the parties, whether oral or written, and there are no warranties, representations or agreements among the parties in connection with the subject matter hereof except as set forth herein.

(Signatures follow)

DATED as of the day and year first written above.

GRANTOR:

NEWLON FAMILY LIVING TRUST U/A/D DTD MAY 16, 2023

Thomas A. Newlon
Thomas A. Newlon, Trustee

Linda S. Newlon
Linda S. Newlon, Trustee

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

This record was acknowledged before me on January 23, 2025, by Thomas A. Newlon and Linda S. Newlon, Trustees of the Newlon Family Living Trust U/A/D DTD May 16, 2023.

Signature: Madison Kainu

Name (Print): Madison Kainu

NOTARY PUBLIC in and for the State
of Washington, residing at Umpqua Bank
My appointment expires: 2/21/28

(signatures continue)



DATED as of the day and year first written above.

GRANTEE:


LynAnn Janean Jolly


David Nelson Jolly

STATE OF WASHINGTON)

)ss.

COUNTY OF SKAGIT)

This record was acknowledged before me on JANUARY 30, 2025, by LynAnn Janean Jolly and David Nelson Jolly.



Signature: 

Name (Print):

THOMAS H. MATHEWSON

NOTARY PUBLIC in and for the State
of Washington, residing at PERONE
My appointment expires: 10.18.25

EXHIBIT A
LEGAL DESCRIPTION OF GRANTOR PROPERTY

LOT 7, "THE RESERVE AT CHANNEL LANDING PHASE II", AS PER PLAT
RECORDED ON FEBRUARY 20, 2014 UNDER AUDITOR'S FILE NO. 201402200035,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B
LEGAL DESCRIPTION OF GRANTEE PROPERTY

LOT 8, "THE RESERVE AT CHANNEL LANDING PHASE II", AS PER PLAT
RECORDED ON FEBRUARY 20, 2014 UNDER AUDITOR'S FILE NO. 201402200035,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

