

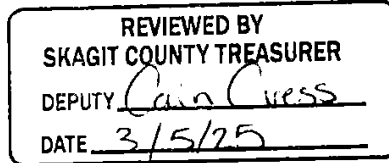


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03/05/2025 03:32 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Long Blackburn LLC
2520 Cedardale Road
Mount Vernon, WA 98274



RECIPROCAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES

Reference No: 202410110055, 200709100133

GRANTORS: SAVI BANK, formerly known as BUSINESS BANK OF SKAGIT
COUNTY;
LONG BLACKBURN LLC, a Washington limited liability
company

GRANTEES: SAVI BANK, formerly known as BUSINESS BANK OF SKAGIT
COUNTY;
LONG BLACKBURN LLC, a Washington limited liability
company

Abbreviated Legal: Lots 1-3 and 5-7, inclusive, Mount Vernon Binding Site Plan No.
LU05-061

Additional Legal on page: 1-2

Assessor's Tax Parcel Nos.: P126614; P126615; P126616;
P126618; P126619; P126620;

THIS AGREEMENT is made and entered into this 5th day of MARCH, 2025, by SAVI BANK, formerly known as BUSINESS BANK OF SKAGIT COUNTY (hereinafter "SAVI"); and LONG BLACKBURN LLC, a Washington limited liability company (hereinafter "LONG").

I. DESCRIPTION OF PROPERTY

WHEREAS, SAVI is the owner of the following described real property located in Skagit County, Washington:

Lots 1 and 5, "South Mount Vernon Business Park Binding Site Plan No. LU05-61", as approved on August 30, 2007, and as recorded September 10, 2007, under Auditor's File No. 200709100133, records of Skagit County, Washington.

Situated in Skagit County, Washington.

AND WHEREAS, LONG is the owner of the following described real property located in Skagit County, Washington:

Lots 2, 3, 6, and 7, "South Mount Vernon Business Park Binding Site Plan No. LU05-61", as approved on August 30, 2007, and as recorded September 10, 2007, under Auditor's File No. 200709100133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

AND WHEREAS, Lots 1 and 2 and 5 and 6, respectively, are adjacent properties located within the South Mount Vernon Business Park Binding Site Plan recorded at Skagit County Auditor's File No. 200709100133 ("SMVBSP"). Certain easements were created on the face of the SMVBSP, including a 15-foot wide Ingress-Egress and Utility Easement over the east 15 feet of Lot 1 to Lots 2, 5, and 6; over the west feet of Lot 2 to Lots 1, 5, and 6; over the east 15 feet of Lot 5 to Lots 1, 2, and 6; and over the west 15 feet of Lot 6 to Lots 1, 2, and 5.

AND WHEREAS, LONG and SAVI executed that certain Amendment of Easement recorded under Skagit County Auditor's File No. 202410110055, which terminated a portion of an existing easement created by that certain "South Mount Vernon Business Park Binding Site Plan No. LU05-61", as approved on August 30, 2007, and as recorded September 10, 2007, under Auditor's File No. 200709100133, records of Skagit County, Washington;

AND WHEREAS, LONG is in the process of completing a boundary line adjustment in which Lots 2, 3, 6 and 7 will be consolidated into a single lot. LONG and SAVI execute this Reciprocal Easement for Ingress, Egress and Utilities solely for the purpose of addressing the scope of existing easements and recorded documents as they relate to Lots 2, 3, 4, 6, and 7.

II. GRANT OF EASEMENT

Easements for ingress, egress and utilities

Page - 2 -

NOW THEREFORE, THE UNDERSIGNED Grantors, in consideration of the mutual covenants contained herein and mutual easements granted between the Grantors and Grantees, the receipt and sufficiency of which consideration is hereby acknowledged, convey and quit claim to the Grantees, including any after acquired title, the following described easements for ingress, egress and utilities:

III. DESCRIPTION OF EASEMENTS FOR INGRESS AND EGRESS

1. Description of Easements

Easement #1 - A perpetual, non-exclusive easement granted by SAVI, as the Owner of Lots 1 and 5, to LONG, as the owner of Lots 2, 3, 6, and 7, which easement is for ingress, egress and utilities, over, under and across the East 15 feet of Lot 1 and Lot 5.

Easement #2 - A perpetual, non-exclusive easement granted by LONG, as the Owner of Lots 2, 3, 6 and 7, to SAVI, as the owner of Lots 1 and 5, which easement is for ingress, egress and utilities, over, under and across the West 15 feet of Lot 2 and Lot 6.

IV. TERMINATION OF EXISTING EASEMENT – AMENDMENT OF EASEMENT RECORDED UNDER AFN: 202410110055

In consideration of the mutual promises and covenants herein and the benefit to both SAVI and LONG, the sufficiency of which consideration is hereby acknowledged, SAVI and LONG hereby reduce the area of the easement identified in Skagit County Auditor's File No. 202410110055 by terminating that portion of the easement area described in Exhibit "A" and as further illustrated in Exhibit "B" of in Skagit County Auditor's File No. 202410110055.

V. GENERAL PROVISIONS

The benefits, burdens, and covenants of the Easements granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantors' property, the Grantees' property, the Grantors and the Grantees, and their respective heirs, successors and assigns, and all persons possessing any of said property by, through, or under the parties hereto, or their respective heirs, successors or assigns.

These Easements shall be construed and governed by the laws of the State of Washington.

The invalidity or unenforceability of any provision hereof shall not affect or impair any other provisions hereof.

These Easements may not be modified or amended except by written agreement signed and acknowledged by all parties.

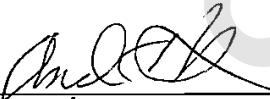
The parties hereby consent to jurisdiction and venue of the Skagit County Superior Court.

THE PARTIES HEREBY ACKNOWLEDGE THAT THEY HAVE READ THIS DOCUMENT,
UNDERSTAND ITS CONTENTS AND AGREE TO BE BOUND BY THE TERMS HEREOF.

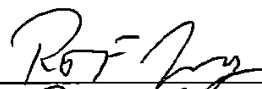
Dated this 5TH day of MARCH, 2025.

GRANTORS

SAVI BANK, formerly known
as BUSINESS BANK OF
SKAGIT COUNTY



By: Andrew C. Hunter
Its: President / CEO

LONG BLACKBURN LLC,
a Washington limited liability company

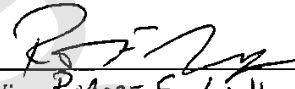

By: Robert F. Lorb
Its: MANAGER

GRANTEES

SAVI BANK, formerly known
as BUSINESS BANK OF
SKAGIT COUNTY

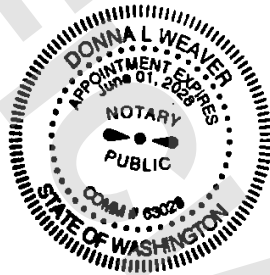

By: Andrew C. Hunter
Its: President / CEO

LONG BLACKBURN LLC,
a Washington limited liability company


By: Robert F. Lorb
Its: MANAGER

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that Andrew C. Healer is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the President: C.E.O. of SAVI BANK, formerly known as BUSINESS BANK OF SKAGIT COUNTY, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: January 21 2025
Donna L. Weaver
 (Signature)
 NOTARY PUBLIC
DONNA L. WEAVER
 Print Name of Notary
 My appointment expires: June 1 2028

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that Robert Long is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the President of LONG BLACKBURN LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: March 5th 2025
Cheryl L. Olson
 (Signature)
 NOTARY PUBLIC
Cheryl L. Olson
 Print Name of Notary
 My appointment expires: April 1, 2026