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Skagit County Auditor, WA

Filed for Record at Request of:

CSD ATTORNEYS AT LAW P.S.
1500 RAILROAD AVENUE
BELLINGHAM, WA 98225
(360) 671-1796

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 06/17/2025

DOCUMENT TITLE(S):

AMENDED VIEW PRESERVATION EASEMENT

GRANTOR(S) (First Name, Last Name):

SALLY KASS and MARK MALMQUIST

GRANTEE(S) (First Name, Last Name):

SALLY KASS and MARK MALMQUIST

ABBREVIATED LEGAL DESCRIPTIONS:

**LOT 16 & PTN LOT 15, BLK 197, CITY OF ANACORTES
LOT 14 & PTN LOTS 13 & 15, BLK 197, CITY OF ANACORTES**

[Full Legal on Pages 6 – 7 of Document]

TAX PARCEL NUMBERS:

**P56207 (the Benefitted Property)
P56206 (the Burdened Property)**

REFERENCE NUMBERS OF DOCUMENTS ASSIGNED/RELEASED:

AFN 202405150022

AMENDED VIEW PRESERVATION EASEMENT – 1

AMENDED VIEW PRESERVATION EASEMENT

This **AMENDED VIEW PRESERVATION EASEMENT** (the "Amendment") is made and executed on this 13 day of June, 2025 (the "Effective Date"), by **SALLY KASS and MARK MALMQUIST**, two single individuals ("Kass/Malmquist").

I. RECITALS

WHEREAS, Kass/Malmquist owns that real property commonly referred to as 2110 10th St., Anacortes, Washington 98221, and legally described on **Exhibit A** hereto (the "Benefitted Property");

WHEREAS, Kass/Malmquist owns that real property commonly referred to as 2114 10th St., Anacortes, Washington 98221, and legally described on **Exhibit B** hereto (the "Burdened Property") (the Benefitted Property and Burdened Property shall be collectively referred to herein as the "Properties");

WHEREAS, Kass/Malmquist executed a View Preservation Easement dated May 15, 2024, recorded under Skagit County Auditor File No. 202405150022 (the "Easement Agreement");

WHEREAS, except as modified by this Amendment, the defined terms of the Easement Agreement are incorporated by reference in this Amendment; and

WHEREAS, Kass/Malmquist desire to amend the Easement Agreement consistent with the terms of this Amendment.

II. TERMS AND CONDITIONS

NOW, THEREFORE, in consideration of the terms and conditions herein, it is agreed as follows:

A. **AMENDMENT.** Section 2 of the Easement Agreement – "Restrictions on Use of Easement Area" is amended to allow the Burdened Property's owner to install an enclosed stairway along the east wall of the "family room" addition at the north end of the house on the Burdened Property. The stairway shall be fully enclosed along the east side of the house, with the enclosure wall constructed to match the existing exterior of the house and siding. The stairway and wall enclosure may extend four feet and six inches (4'6") from the existing exterior wall of the house on the Burdened Property. The stairway will access the house at the location of the existing kitchen window and may extend to the existing northeast corner of the house.

B. **ALL OTHER TERMS.** Except as expressly amended herein, all other terms of the Easement Agreement remain the same.

IN WITNESS WHEREOF, the owners of the Benefitted Property and the Burdened Property have set their hands and signed this Agreement on the day and year first above written.

MARK MALMQUIST

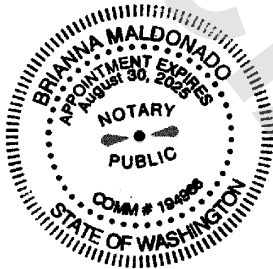
SALLY KASS




STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

On this day personally appeared before me **SALLY KASS**, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged 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 this 13 day of June, 2025.

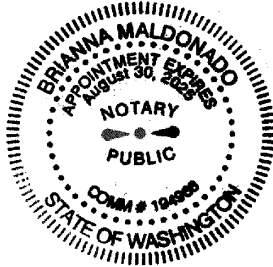



Print Name: Brianna Maldonado
NOTARY PUBLIC in and for the
State of Washington, Residing at Anacortes
My Commission Expires: 08/30/2025

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

On this day personally appeared before me **MARK MALMQUIST**, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged 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 this 13 day of June, 2025.




Print Name: Brianna Maldonado
NOTARY PUBLIC in and for the
State of Washington, Residing at Anacortes
My Commission Expires: 08/30/2025

AMENDED VIEW PRESERVATION EASEMENT - 3

EXHIBIT A
LEGAL DESCRIPTION OF BENEFITTED PROPERTY
P56207

LOT 15, EXCEPT THE WEST ONE-FOURTH THEREOF, AND ALL OF LOT 16, BLOCK 197,
"MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT
RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B
LEGAL DESCRIPTION OF BURDENED PROPERTY
P52606

THE EAST HALF OF LOT 13, AND ALL OF LOT 14, AND THE WEST QUARTER OF LOT 15,
BLOCK 197, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT C
SKETCH OF MODIFICATION

