

J&L Wallace Family LLC  
11163 Blue Heron Rd  
Bow, WA 98232



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11/18/2025 02:43 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

Grantor/Grantee: J&L Wallace Family LLC  
Grantor/Grantee: Sea Blossom, LLC  
Assessor's Tax Parcel Numbers: P47123, P47119  
Abbreviated Legal: Ptn. Gov. Lot 1, 26-36-2

**Agreement Regarding Encroachment and Permissive Use**

J&L Wallace Family LLC is the owner of Skagit County parcel 47123, legally described on Exhibit "A" attached hereto. Sea Blossom, LLC is the owner of the adjacent parcel 47119, legally described on Exhibit "B" attached hereto.

J&L Wallace Family LLC and Sea Blossom, LLC hereby acknowledge that any encroachment across the common boundary between their respective parcels (P47123 and P 47119) by bulkheads, sidewalks or other shore defenses, exists with the permission of the adjoining owner across whose property the encroachment extends. This use is permissive and shall not be considered hostile or adverse for any purpose.

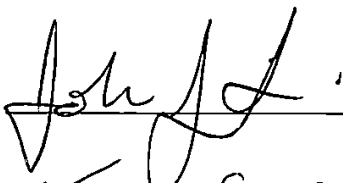
The parties agree that the existence, maintenance and use of the encroachment (sidewalks, bulkheads, or other shore defenses) shall not give rise to any claim of adverse possession, prescriptive easement, or any other right based upon lapse of time. The running of any statute of limitations is hereby expressly negated and shall not commence.

Either party may request removal or modification of any such encroachment at any time upon reasonable notice.

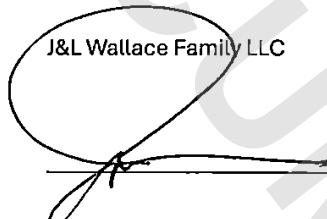
This agreement is intended to run with the land and shall be binding upon and benefit the parties and their successors and assigns. Either party may record this Agreement with the Skagit County Auditor.

Dated 11-10-2025

Sea Blossom, LLC

  
Katherine S. Jawicki

J&L Wallace Family LLC

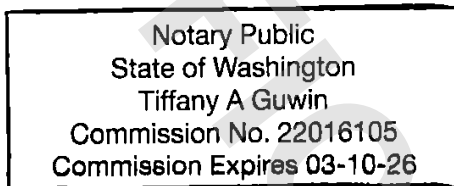
  
Elizabeth A. Wallace  
11-11-25

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that John P. Janicki and Katherine S. Janicki are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member/Managers of SEA BLOSSOM, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 11 day of November, 2025.



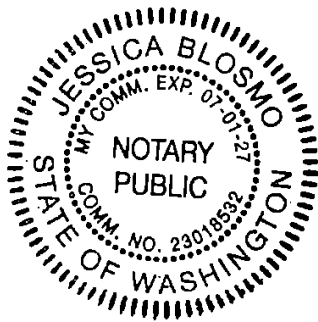
NOTARY PUBLIC in and for the  
State of Washington  
My Commission Expires 03/10/26

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Jack R. Wallace and Elizabeth A. Wallace are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member/Managers of J&L WALLACE FAMILY LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 12 day of NOVEMBER, 2025.



NOTARY PUBLIC in and for the  
State of Washington  
My Commission Expires 7-01-2027

# Exhibit A

The East 100 feet of the following described property:

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the shore of Bellingham Bay, which is North  $1^{\circ}42'41''$  East 1,156.5 feet from the Southeast corner of said Lot 1 (said point being called the Northeast corner of Government Lot 1);  
thence South  $1^{\circ}42'41''$  West, along said Section line, 462.00 feet;  
thence due West 379.5 feet;  
thence North  $1^{\circ}42'41''$  East, parallel with the East line of said Section 26, a distance of 425.6 feet, more or less, to the high water line;  
thence Northeasterly along said high water line to the point of beginning.

TOGETHER WITH the East 100 feet of the following described Second Class Tidelands:

Beginning at a point 1 chain North of the meander corner between Sections 25 and 26, Township 36 North, Range 2 East, W.M.;  
thence North  $2^{\circ}37'$  West 10.70 chains;  
thence North  $85^{\circ}53'$  West 26.17 chains;  
thence North  $2^{\circ}37'$  West 15.30 chains;  
thence South  $72^{\circ}49'$  West 7.95 chains;  
thence South  $53^{\circ}07'$  West 27.71 chains;  
thence South  $2^{\circ}37'$  East 11.40 chains;  
thence North  $87^{\circ}23'$  East 56.60 chains to the point of beginning.

EXCEPT that portion thereof lying West of the East line extended Northerly of that certain tract conveyed by deed dated July 10, 1929 and recorded July 11, 1929, under Auditor's File No. 224939, records of Skagit County, Washington.

ALSO EXCEPT that portion lying Southerly of the following described line:

Commencing at the Southwest corner of Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., which is also the Southeast corner of Government Lot 1;  
thence North along the West line of said Government Lot 2 a distance of 530.6 feet, more or less, to the Southwest corner of that certain tract conveyed to Terence McCarty by deed dated April 6, 1883 and recorded July 9, 1883, in Volume 3 of Deeds, page 653, records of Skagit County, Washington, said point being the TRUE POINT OF BEGINNING of this line description;  
thence West along the Westerly extension of the South line of said McCarty Tract to the West line of said the above described property and the TERMINUS of this line description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through the West 20 feet of the last excepted tract above described.

# Exhibit B p1

Assessor's Parcel Number: P47119 (360226-0-016-0008)

## PARCEL A:

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

Commencing at a point on the shore of Bellingham Bay which is North  $01^{\circ}42'41''$  East a distance of 1,156.50 feet from the Southeast corner of said Lot 1 (said point being called the Northeast corner of Government Lot 1);

thence South  $01^{\circ}42'41''$  West along said section line a distance of 462.00 feet;

thence due West a distance of 178.38 feet to the true point of beginning;

thence due East a distance of 78.34 feet to an intersection with the West line of the East 100.00 feet of said Section 26;

thence North  $01^{\circ}42'41''$  East, along said West line a distance of 456.00 feet, more or less, to the high water line;

thence Southwesterly along said high water line a distance of 79.00 feet, more or less, to a point that is North  $01^{\circ}42'41''$  East from the true point of beginning;

thence South  $01^{\circ}42'41''$  West a distance of 446.00 feet, more or less, to the true point of beginning;

(Also known as Tract C of Short Plat 59-73, approved December 26, 1973.)

Situated in Skagit County, Washington.

## PARCEL B:

Second class tidelands, as conveyed by the State of Washington, described as follows:

Commencing at the meander corner between Section 25 and Section 26, Township 36 North, Range 2 East of the Willamette Meridian, said meander corner being monumented and described as shown on survey map filed and recorded January 8, 1974, in Volume 1 of Surveys, page 42, records of Skagit County, Washington;

thence North a distance of 66.00 feet;

thence South  $87^{\circ}23'$  West a distance of 100.00 feet to the true point of beginning;

thence continue South  $87^{\circ}23'$  West a distance of 77.96 feet;

thence North  $01^{\circ}10'40''$  West a distance of 701.22 feet to the Northerly line of those second class tidelands conveyed to Gilbert E. Mullen and Deloris Mullen, et al, by Quit Claim Deed recorded under Auditor's File No. 787004, records of Skagit County, Washington;

Thence North  $85^{\circ}53'$  East along the Northerly line of said second class tidelands a distance of 60.37 feet;

Thence South  $02^{\circ}37'$  East a distance of 702.58 feet to the true point of beginning.

Situated in Skagit County, Washington.

# Exhibit B p. 2

**PARCEL C:**

An easement for ingress and egress described as follows:

Commencing at a point on the East line of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian;

Thence North  $01^{\circ}42'41''$  East a distance of 1,156.50 feet from the SE corner of said Lot 1, said point being on the shore of Bellingham Bay (said point being called the NE corner of said Government Lot 1);

Thence South  $01^{\circ}42'41''$  West along said East line a distance of 462.00 feet to the true point of beginning;

Thence due West a distance of 100.04 feet;

Thence North  $01^{\circ}42'41''$  East, parallel with said East line a distance of 20.01 feet;

Thence due West a distance of 259.45 feet;

Thence North  $01^{\circ}42'41''$  East, parallel with said East line a distance of 255.59 feet;

Thence due West a distance of 20.01 feet;

Thence South  $01^{\circ}42'41''$  West, parallel with said East line a distance of 295.60 feet;

Thence due East a distance of 379.50 feet to said East section line;

Thence North  $01^{\circ}42'41''$  East, along said East line a distance of 20.00 feet to the true point of beginning.

ALSO an easement for ingress and egress and utilities over and across the East 6.00 feet of Tract B, SHORT PLAT NO. 59-73, according to that certain Surveyors Certificate recorded January 8, 1974, in Block 1 of Surveys, page 42, under Auditor's File No. 795314, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Together with and subject to: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.