



202512150186

12/15/2025 03:51 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 4015
DEC 15 2025

Amount Paid \$ 157.00
Skagit Co. Treasurer
By  Deputy

GRANT OF EASEMENT

Grantor(s): HAPPY FACE FARMS, INC., a Washington State Corporation
Grantee(s): RELIANCE WA GROUP LLC, a Washington State Limited Liability Company
Grantor's Abbreviated legal description: PTN NE 1/4 NW 1/4, 17-35-6 E W
Grantor's Assessor's Parcel/Tax ID No.: P41550/350617-2-001-0009
Grantee's Abbreviated legal description: PTN NE NW, 17-35-6
Grantee's Assessor's Parcel/Tax ID No.: P41332/350617-0-015-0007

1. THE GRANTOR(S), HAPPY FACE FARMS, INC., a Washington State Corporation, is the owner(s) of the following property, herein referred to as the subservient property:

THAT PORTION OF THE NE1/4 OF THE NW1/4 OF SEC 17, TWP 35, RNG 6,
THAT LIES NORTH OF THE SOUTH LINE OF THE PUGET SOUND & BAKER
RIVER RAILWAY RIGHT OF WAY; EXCEPT RIGHT OF WAY FOR THE
COUNTY ROAD KNOWN AS THE 'MAC PREVEDELL ROAD'

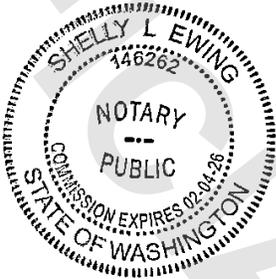
2. THE GRANTEE(S), RELIANCE WA GROUP LLC, a Washington State Limited Liability Company, is the owners of the following property, hereby referred to as the dominant property:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.,
DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE
SOUTHERLY RIGHT OF WAY LINE OF THE PUGET SOUND & BAKER
RIVER RAILWAY RIGHT OF WAY WITH THE WEST RIGHT OF WAY LINE
OF THE COUNTY ROAD KNOWN AS THE MAX PREVEDELL ROAD; THENCE
SOUTH 315 FEET; THENCE WEST 210 FEET TO THE TRUE POINT OF
BEGINNING; THENCE WEST 638 FEET TO A POINT 422 FEET EAST OF THE
WEST LINE OF SAID NE1/4 NW1/4 OF SAID SECTION 17; THENCE NORTH
TO THE SOUTHERLY RIGHT OF WAY LINE OF THE PUGET SOUND &
BAKER RIVER RAILWAY RIGHT OF WAY; THENCE EASTERLY ALONG
SAID RIGHT OF WAY LINE TO A POINT NORTH OF THE TRUE POINT OF
BEGINNING; THENCE SOUTH TO THE TRUE POINT OF BEGINNING; EXCEPT
THAT PORTION CONVEYED TO THE STATE OF WASHINGTON RECORDED
UNDER AF#560639

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

On this day personally appeared before me, **Rajwinder Singh**, to me known to be the 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 THE DATE ABOVE WRITTEN.



Shelly L. Ewing
Print Name: Shelly L. Ewing
NOTARY PUBLIC in and for the State
of Washington residing at Anacortes, WA
My commission expires: 02/04/26

UNOFFICIAL DOCUMENT

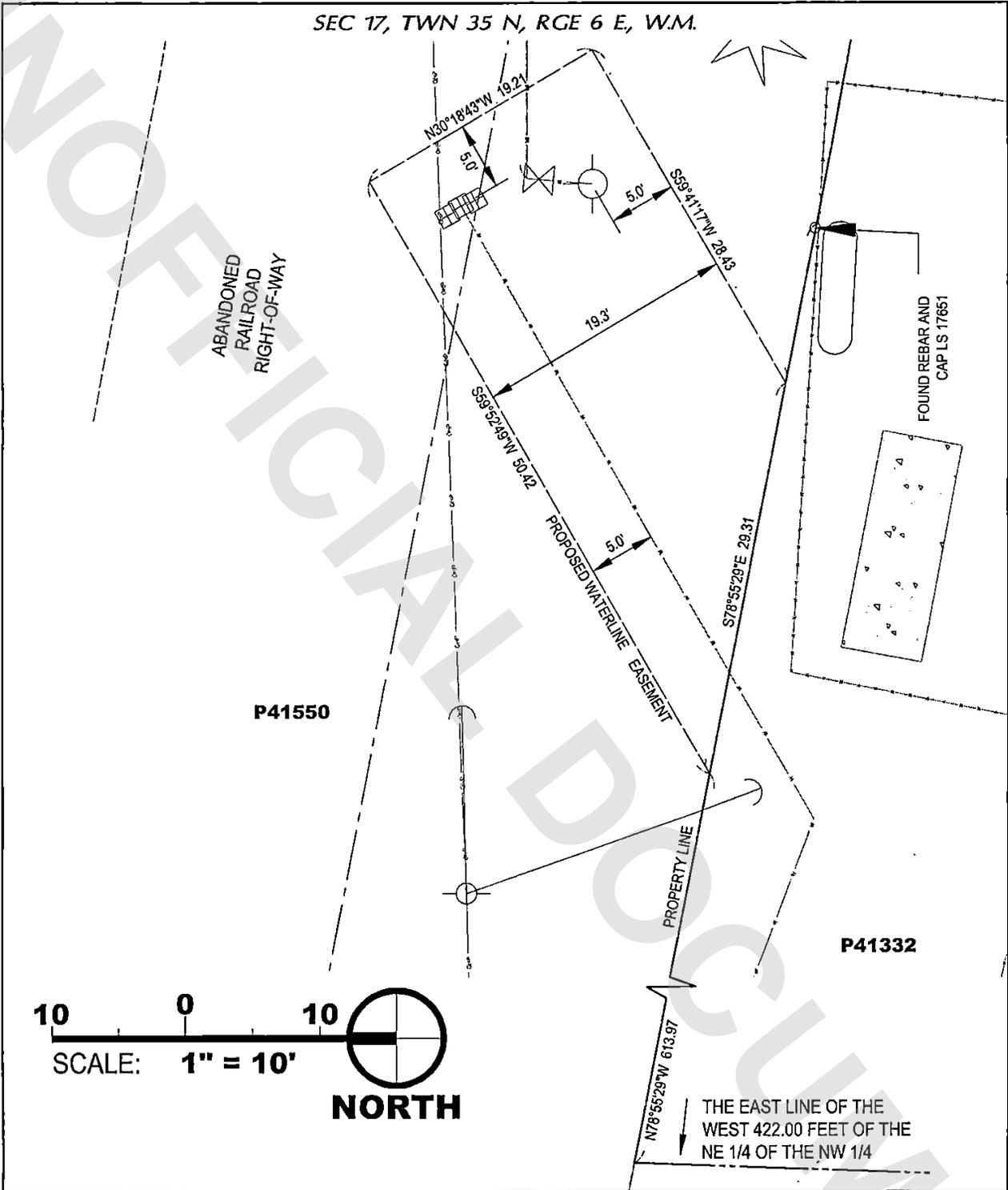
EXHIBIT "A"

THAT PORTION OF THE ABANDONED PUGET SOUND AND BAKER RIVER RAILROAD RIGHT OF WAY LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY EDGE OF SAID RAILROAD RIGHT OF WAY AND A LINE 422.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG SAID SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY SOUTH 78°55'29" EAST 613.97 FEET TO THE BEGINNING OF THIS AREA DESCRIPTION; THENCE NORTH 59°52'49" EAST 50.42 FEET; THENCE SOUTH 30°18'43" EAST 19.21 FEET; THENCE SOUTH 59°41'17" WEST TO SAID SOUTHERLY RAILROAD RIGHT OF WAY 28.43 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 78°55'29" WEST TO THE POINT OF BEGINNING 29.31 FEET.

CONTAINING 760 SQ.FT. MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



<p>Sound Development Group ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES P.O. Box 1785 • 111 Cleveland Avenue, Suite 202 Mount Vernon, WA 98273 Tel: 360-404-8010 Fax: 360-404-2013</p>	SHEET DESCRIPTION <p style="text-align: center;">WATERLINE EASEMENT EXHIBIT</p>	SCALE: 1" = 10' DRAWN BY: P.LAU JOB NUMBER: 22006 DATE: 8/15/25
	PROJECT <p style="text-align: center;">CASCADE MERCANTILE ADDITION FOR RELIANCE WA GROUP, LLC</p>	DRAWING NAME: 22006EXB.dwg SHEET: EXHIBIT 1