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03/30/2026 11:02 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

AFTER RECORDING RETURN TO:
The Hines-Hamer Revocable Living Trust
4511 Woodside Dr.
Anacortes, WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY <i>Dena Thompson</i>
DATE <u>3.30.26</u>

DOCUMENT TITLE: TERMINATION AND RELEASE OF EASEMENT

REFERENCE NUMBER OF RELATED DOCUMENT: 202410240146

GRANTOR(S): Coddiwomple LLC, a Washington limited liability company

GRANTEE(S): The Hines-Hamer Revocable Living Trust, Wirt Anderson Hines III and Katherine Ann Hamer, Co-Trustees

ABBREVIATED LEGAL:

Grantor Lot: SW1/4 NW1/4 S 14 T 34, R 1 E W.M. LESS S 680 FT & 330 FT & RD

Grantee Lot: PTN SW 1/4 NW 1/4 NW 1/4, S 14 T 34 R 1 E W.M.

(Note: The terms "Grantor Lot" and "Grantee Lot" are used herein for consistency with the Easement Agreement recorded on October 24, 2024, under Skagit County Auditor's File No. 202410240146)

ASSESSOR'S TAX PARCEL NUMBER(S):

1. Grantor Lot (4130 Sharpe Rd): 340114-2-018-0009 (P19403)

2. Grantee Lot (4204 Sharpe Rd): 340114-2-012-0005 (P19397) and P99552

(Note: In the Easement Agreement recorded on October 24, 2024, under Skagit County Auditor's File No. 202410240146, the tax parcel numbers were incorrectly listed (with the same primary parcel number), although the mobile home is identified as P99552)

TERMINATION AND RELEASE OF EASEMENT

THIS TERMINATION AND RELEASE OF EASEMENT ("Termination") is made and entered into this 27th day of March, 2026, by and between **Coddiwomple LLC**, a Washington limited liability company ("Releasing Party"), and **Wirt Anderson Hines III and Katherine Ann Hamer**, as Co-Trustees of the **Hines-Hamer Revocable Living Trust** ("Accepting Party").

RECITALS

- A. Releasing Party is the current owner of that certain real property situated in Skagit County, Washington, commonly known as 4204 Sharpe Rd., Anacortes, Washington, legally described in **Exhibit B** attached hereto (the "Grantee Lot").

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- B. Accepting Party is the owner of that certain real property situated in Skagit County, Washington, commonly known as 4130 Sharpe Rd., Anacortes, Washington, legally described in **Exhibit A** attached hereto (the "Grantor Lot").
- C. The Grantor Lot is currently burdened by a perpetual, non-exclusive easement for ingress and egress for the benefit of the Grantee Lot, as established by that certain Easement Agreement recorded on October 24, 2024, under **Skagit County Auditor's File No. 202410240146**.

TERMINATION AND RELEASE OF EASEMENT

- D. The Accepting Party is acquiring the Grantee Lot from the Releasing Party. The parties now desire to formally terminate and extinguish the Easement of record.

AGREEMENT

1. Termination and Release. For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Releasing Party hereby expressly abandons, terminates, revokes, releases, and extinguishes all right, title, and interest in and to the Easement recorded under Skagit County Auditor's File No. 202410240146.
2. Merger and Extinguishment. The parties acknowledge that upon the transfer of the Grantee Lot to the Accepting Party, the dominant and servient estates shall merge. This document serves as formal notice of the permanent extinguishment of said Easement.
3. Binding Effect. This Termination shall run with the land and be binding upon the parties and their respective heirs, successors, and assigns
4. Entire Agreement. This Termination contains all representations and is the entire understanding between the parties hereto with respect to the subject matter hereof.

SIGNATURE ON FOLLOWING PAGE

TERMINATION AND RELEASE OF EASEMENT – page 3

IN WITNESS WHEREOF, this Agreement is executed as of the date above.

RELEASING PARTY:
Coddiwomple LLC

By: *Nathaniel Scott*
Nathaniel Scott, Authorized Member

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

Signed before me on the date specified below by Nathaniel Scott as the Authorized Member of Coddiwomple LLC.

Stamp:



Kimberly A Hawes
Signature: NOTARY PUBLIC
Date: 3/27/26

My appointment expires Aug. 18, 2028

ACCEPTING PARTY:
The Hines-Hamer Revocable Living Trust

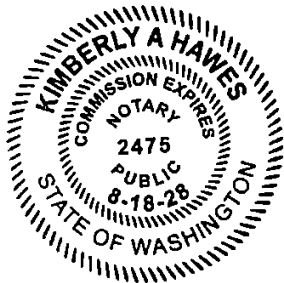
By: *Wirt Anderson Hines III*
Wirt Anderson Hines III, Co-Trustee

By: *Katherine Ann Hamer*
Katherine Ann Hamer, Co-Trustee

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

Signed before me on the date specified below by Wirt Anderson Hines III and Katherine Ann Hamer as the Co-Trustees of the Hines-Hamer Revocable Living Trust.

Stamp:



Kimberly A Hawes
Signature: NOTARY PUBLIC
Date: 3/27/26

My appointment expires Aug. 18, 2028

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EXHIBIT A

Legal Description - Grantor Lot (4130 Sharpe Rd)

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE W.M., EXCEPT THE EAST 300 FEET AND
ALSO EXCEPT THE SOUTH 680 FEET THEREOF, AND EXCEPT COUNTY ROAD ALONG
THE WEST LINE THEREOF.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

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EXHIBIT B**Legal Description - Grantee Lot (4204 Sharpe Rd)**

THAT PORTION OF THE SW1/4 NW1/4 NW1/4 OF SEC 14, TWP 34, RNG 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SW1/4 NW1/4 NW1/4 OF SAID SECTION; THENCE SOUTH 89-58 WEST ALONG THE NORTH LINE OF SAID QUARTER, 186.8 FEET TO THE EASTERLY MARGIN OF THE G.W. GOODIER COUNTY ROAD; THENCE SOUTH 59-27-30 WEST ALONG SAID MARGIN TO AN ANGLE POINT OF SAID ROAD 502 FEET; THENCE SOUTH 3-19-30 EAST 425.7 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE NORTH 89-56 EAST 636.2 FEET; THENCE NORTH 3-5-45 WEST 679.8 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 290 FEET OF THE SOUTH 150 FEET. TOGETHER WITH A 1991 SKYLINE/OAKMANOR 56X28 MOBILE HOME, VIN 06910199DAB, PARCEL NUMBER P99552.

SITUATE IN SKAGIT COUNTY, WASHINGTON.