



200606120123

Skagit County Auditor

6/12/2006 Page

1 of

4 10:29AM

WHEN RECORDED RETURN TO,
AND RECORDED PER THE DIRECTION OF:

NAME Nels & Helmi KelstromADDRESS 2343 Discovery PlaceCITY, STATE, ZIP Langley, WA 98260

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 12 2006

Amount Paid \$
Skagit Co. Treasurer

By

AMENDMENT OF EASEMENT and AGREEMENT

This instrument is executed in accordance with the terms of that 'Addendum/Amendment to Purchase and Sale agreement', dated September 19, 2005, as executed by Nels H. Kelstrom and Helmi H. Kelstrom and Jerry Hammer, the buyers and seller respectively of said purchase and sale agreement, hereafter, referred to as the 'Parties'. The parties agree as follows:

That easement delineated on the face of that Plat known as "Plat of Pressentin Ranch", recorded on August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington, and more specifically delineated as an ingress, egress and utility easement affecting the Northwest portion of the following described parcel:

Lot 7, "Plat of Pressentin Ranch", recorded on August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington.

Situate on the County of Skagit, State of Washington.

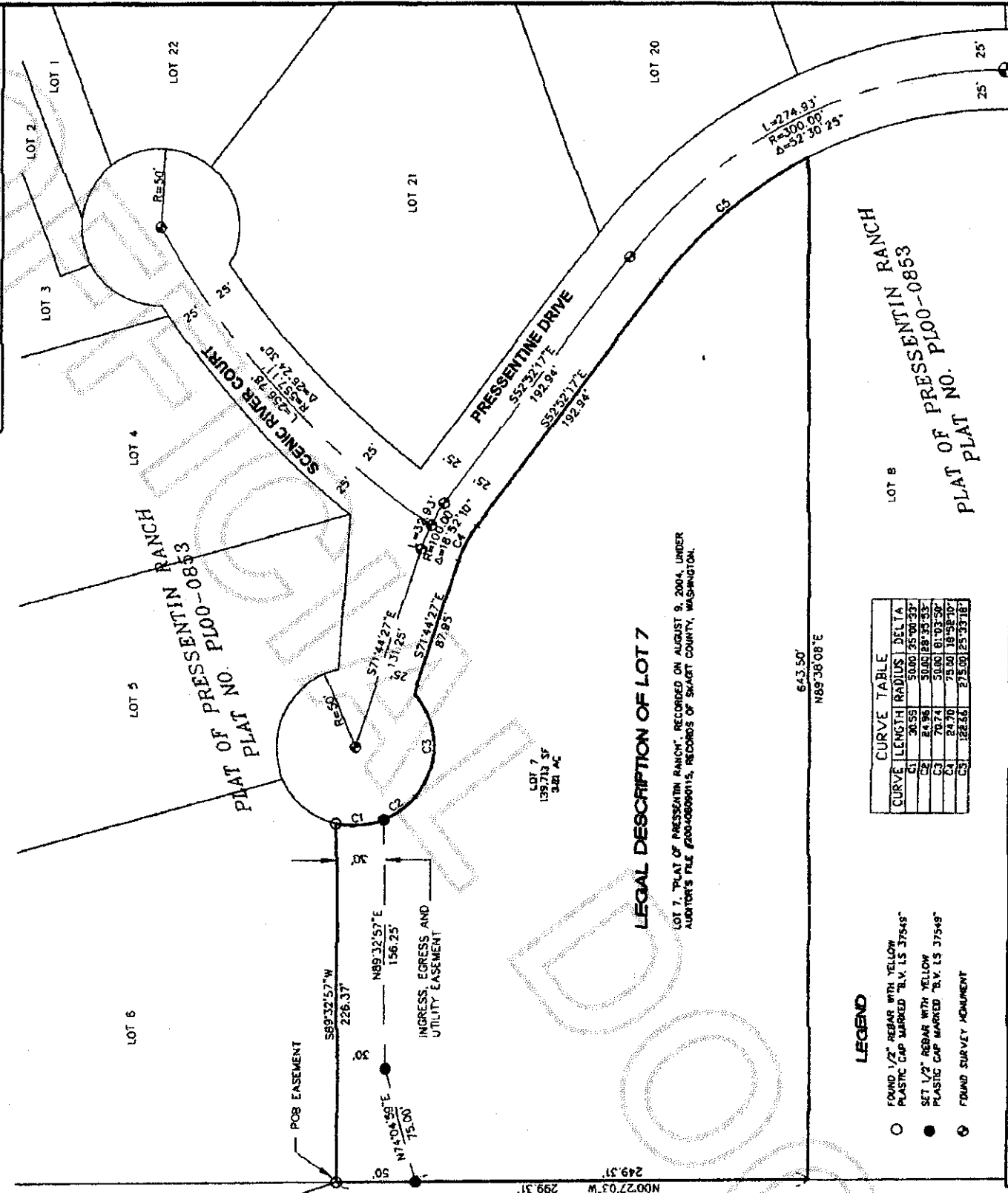
Skagit County Tax Account: #4839-000-008-0000. (P121841)

(Said Lot 7 being conveyed to 'Kelstrom' by that Statutory Warranty Deed recorded under Skagit County A.F. #200510100005)

Said easement is hereby amended and/or modified as described on EXHIBIT "A" (attached)

EXHIBIT "A"
EASEMENT SURVEY
A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 08,
TOWNSHIP 35 NORTH, RANGE 08 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____
2006, AT _____ M. AT THE REQUEST OF BAYVIEW SURVEYING
INC. UNDER AUDITOR'S FILE NO. _____
BY DEPUTY



LEGAL DESCRIPTION OF LOT 7
LOT 7, "PLAT OF PRESSENTIN RANCH", RECORDED ON AUGUST 9, 2004, UNDER
AUDITOR'S FILE #200-0809015, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION OF EASEMENT
A VARYING WIDTH EASEMENT FOR INGRESS, EGRESS AND UTILITIES LYING SOUTHERLY OF
THE NORTH LINE OF LOT 7, PLAT OF PRESSENTIN RANCH, IN SECTION 08, TOWNSHIP 35
NORTH, RANGE 08 EAST, W.M., SKAGIT COUNTY, WASHINGTON, AS RECORDED UNDER SKAGIT
COUNTY AUDITOR'S FILE NUMBER 200-0809015 BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE NORTH 89°12'57"E
ALONG THE NORTHERLY LINE OF SAID LOT 7 FOR A DISTANCE OF 226.37 FEET TO AN
INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 7 ON THE CUL-DE-SAC CIRCLE;
RADIAL BEARING IS SOUTH 77°04'28"E EAST, THENCE ALONG A CURVE TO THE LEFT HAVING
A CENTRAL ANGLE OF 33°00'34", A RADIUS OF 50.00 FEET FOR AN ARC LENGTH OF 30.53
FEET TO A POINT 20 FEET SOUTH OF THE NORTH LINE OF SAID LOT 7; RADIAL BEARING IS
NORTH 77°04'28"E WEST, THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL
ANGLE OF 33°00'34", A RADIUS OF 50.00 FEET FOR AN ARC LENGTH OF 30.53 FEET
TO A POINT 20 FEET SOUTH OF THE NORTH LINE OF SAID LOT 7; THENCE NORTH 02°27'03"
WEST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

BASIS OF BEARING:
CENTERLINE MONUMENTS ALONG PRESSENTIN DRIVE BETWEEN SCENEY RIVER
COURT AND THE CENTER OF THE CUL-DE-SAC. BEARING=571°44'27"E.

EQUIPMENT AND PROCEDURES NOTE:
THIS SURVEY PERFORMED IN MARCH, 2006 BY STANDARD FIELD TRAVERSE
METHODS, USING A LEICA TCRA 1105 TOTAL STATION.
(ELECTRONIC DISTANCE MEASURING THEODOLITE).

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	36.59	50.00
C2	84.96	50.00
C3	70.74	50.00
C4	24.70	50.00
C5	22.66	50.00

- LEGEND**
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "B.V. IS 37549"
 - SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "B.V. IS 37549"
 - ⊙ FOUND SURVEY MONUMENT

SURVEYORS CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE
REQUEST OF NELS H. KELSTROM

ROCK L. HOLT, P.L.S.
CERTIFICATE NO. 37549 DATE _____

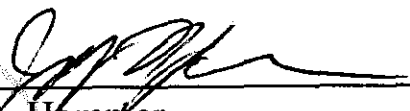
EASEMENT SURVEY FOR
NELS H. KELSTROM
A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 08,
TOWNSHIP 35 NORTH, RANGE 08 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

BAYVIEW SURVEYING & ENGINEERING INC.
1300 Broadway, Bellingham, WA 98225
Tel: 360-707-3380 Fax: 360-787-3878
http://www.bayviewse.com

SKAGIT COUNTY AUDITOR
BY DEPUTY

SHEET NO. 1 OF 1
SCALE: 1" = 50'
JOB NO. 2005-86

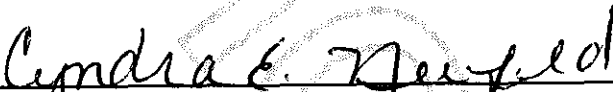
EXECUTED THIS 26th DAY OF May, 2006.

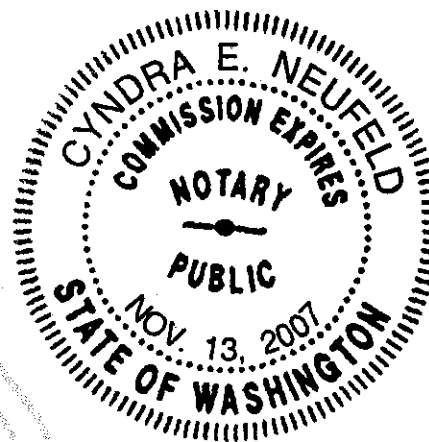

Jerry Hammer

State of Washington, County of Whatcom

On this day personally appeared before me **Jerry Hammer**, to me to be known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

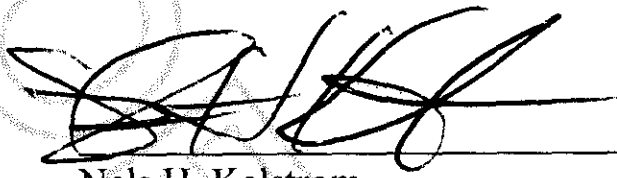
Given under my hand and official seal this 26th day of May, 2006.


Notary Public in and for the State of Washington,
Residing at Sumas. My appointment expires: Nov. 13, 2007.



200606120123
Skagit County Auditor

EXECUTED THIS 26th DAY OF MAY, 2006.

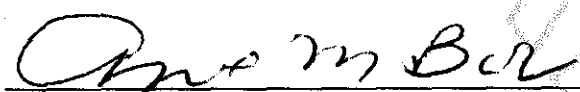

Nels H. Kelstrom


Helmi H. Kelstrom

State of Washington, County of ISLAND

On this day personally appeared before me **Nels H. Kelstrom and Helmi H. Kelstrom**, to me to be known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 26 day of MAY, 2006.


Anne M. Bobinac

Notary Public in and for the State of Washington,

Residing at Freeland My appointment expires: 10/29/2008



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Skagit County Auditor