

AFTER RECORDING RETURN TO:
Mr. & Mrs. Shoultz
4644 Edens Road
Anacortes, WA 98221



201412110057

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\$79.00
8 10:52AM

AMENDMENT TO EASEMENT

Reference No. 200510030109
Grantor (s): LARRY L. PINNOW and CLAIRE S. PINNOW,
husband and wife
Grantee (s): THE MARVIN L. SHOULTZ AND ALICE L. SHOULTZ
REVOCABLE LIVING TRUST, U/A dated November 14,
2014

Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)

Abbreviated Legals: P31206: SE ¼ of SE ¼ S2-T35N-R1E W.M.
P31203: SW ¼ of SW ¼ of SE ¼, S2-T35N-R1E W.M.
P31205: SE ¼ SW ¼ SE 1/4 S2-T35N-R1E W.M.
P31128: S ½ SW ¼ SW ¼ S1-T35N-R1E W.M.
P31195: S ½ NE ¼ SE ¼ S2-T35N-R1E W.M.
P31200: SE ¼ NW ¼ SE ¼ S2-T35N-R1E W.M.
P31194: N ½ NE ¼ SE ¼ S2-T35N-R1E W.M.
P31196: NE ¼ NW ¼ SE ¼ S2-T35N-R1E W.M.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Easement
DEC 11 2014

Amount Paid \$ *0*
By *KH* Skagit Co. Treasurer Deputy

Additional Legal on page(s)

Assessor's Tax Parcel Nos.: P31206 / 350102-4-010-0006; P31205 / 350102-4-009-0009;
P31203 / 350102-4-008-0000; P31128 / 350101-3-005-0006; P31195 / 350102-4-002-0006;
P31200 / 350102-4-006-0002; P31194 / 350102-4-001-0007; P31196 / 350102-4-003-0005

THE UNDERSIGNED, LARRY L. PINNOW and CLAIRE S. PINNOW, husband and wife, ("PINNOW") and MARVIN L. SHOULTZ and ALICE L. SHOULTZ, as Co-Trustees of THE MARVIN L. SHOULTZ AND ALICE L. SHOULTZ REVOCABLE LIVING TRUST, U/A dated November 14, 2012, ("SHOULTZ"), for and in consideration of good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and the mutual promises and covenants herein, hereby modify that certain Easement in effect between them which is dated September 30, 2005 and recorded October 3, 2005 under Skagit County Auditor's File Number 200510030109 as follows:

AMENDMENT

The easement for ingress and egress over and across the south fifty feet (50') of Pinnows' real property as legally described in the aforementioned Easement, which real property is identified by Skagit County Assessor's parcel numbers P31203 and P31205, shall be amended so as to provide as follows:

1. Modification to Easement Area. In the event that SHOULTZ determines that the construction of a roadway or other improvements in the easement area is prohibited or too burdensome, as determined by SHOULTZ, in SHOULTZ's sole and absolute discretion, because of regulations and/or costs related to protected critical area and associated buffers located within the easement area, then SHOULTZ shall have the right to modify the location of the easement on PINNOW's property in such a manner as to provide a 50 foot wide access from West Shore Drive to SHOULTZ's benefitted property while avoiding any protected critical areas and/or buffers. In the event that the easement is so relocated on PINNOW's property, SHOULTZ, at SHOULTZ's expense, shall record a map showing the precise location of the new easement area.
2. Modification to Benefitted Property. PINNOW's hereby acknowledge, establish, give, grant, and convey to SHOULTZ, as Grantee, including all after acquired title, an easement for ingress, egress and utilities, over, under and across the south fifty (50) feet of the PINNOW property, as described herein, which easement area is subject to modification pursuant to Section 1 above. This easement is for the benefit of the SHOULTZ property, as described herein.
3. Description of Property. The PINNOW property is described in the attached Exhibit "A", which is incorporated herein by this reference. The SHOULTZ property is described in the attached Exhibit "B", which is incorporated herein by this reference.

The benefits, burdens, and covenants of the easement(s) modified herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantors' and Grantee's property and their respective heirs, successors

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and assigns, and all persons possessing any of said property by, through, or under the parties hereto, or their respective heirs, successors or assigns.


This agreement shall be construed and governed by the laws of the State of Washington.

The invalidity or unenforceability of any provision hereof shall not affect or impair any other provisions hereof.

Dated this 9 day of October, 2014.


GRANTORS:


LARRY L. PINNOW


CLAIRE S. PINNOW

GRANTEE:

THE MARVIN L. SHOULTZ AND
ALICE L. SHOULTZ, as Co-Trustees of
THE MARVIN L. SHOULTZ AND
ALICE L. SHOULTZ REVOCABLE LIVING
TRUST, U/A dated November 14, 2012

By: 
MARVIN L. SHOULTZ
Co-Trustee

By: 
ALICE L. SHOULTZ
Co-Trustee

Amendment to Easement - 3

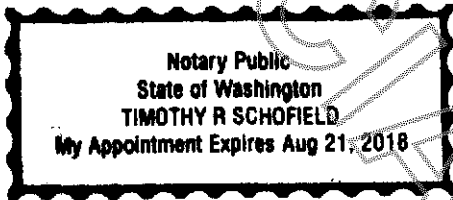


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State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that LARRY L. PINNOW is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 9 day of October, 2014.

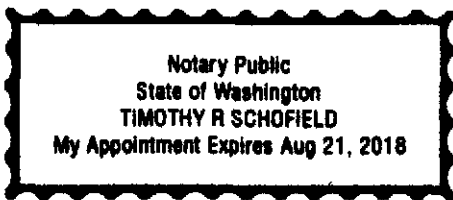


[Signature]
Print Name: LARRY L PINNOW
Notary Public
My appointment expires: 8/21/2018

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that CLAIRE S. PINNOW is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 9 day of October, 2014.



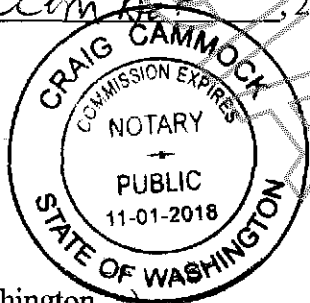
[Signature]
Print Name: CLAIRE S. PINNOW
Notary Public
My appointment expires: 8/21/2018



State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that MARVIN L. SHOULTZ is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as a Co-Trustee of THE MARVIN L. SHOULTZ AND ALICE L. SHOULTZ REVOCABLE LIVING TRUST, U/A dated November 14, 2012, 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 12th day of December, 2014.

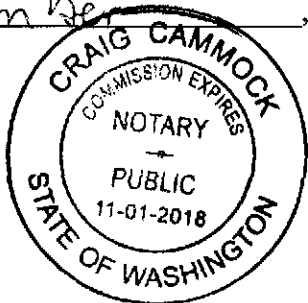


CRAIG CAMMOCK
Print Name: _____
Notary Public
My appointment expires: 11-1-18

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that ALICE L. SHOULTZ is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as a Co-Trustee of THE MARVIN L. SHOULTZ AND ALICE L. SHOULTZ REVOCABLE LIVING TRUST, U/A dated November 14, 2012, 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 12th day of December, 2014.



CRAIG CAMMOCK
Print Name: _____
Notary Public
My appointment expires: 11-1-18

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Exhibit A
PINNOW PROPERTY

Parcel "A"

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 35 North, Range 1 East, W.M.

EXCEPT road known as West Shore Drive.

Situated in Skagit County, Washington.

Parcel "B"

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 35 North, Range 1 East, W.M.

Situated in Skagit County, Washington.



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Exhibit B
SHOULTZ PROPERTY

P31206 / 350102-4-010-0006

The Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼); Section 2, Township 35 North, Range 1 East, W.M. EXCEPT roads.

Situate in the County of Skagit, State of Washington.

P31128 / 350101-3-005-0006

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 35 North, Range 1 East, W.M., EXCEPT the following described tracts:

1. The South 42 feet of the Southeast ¼ of the Southwest ¼ of the Southwest ¼ as conveyed to ABC Investments by deed recorded June 26, 1985, under Auditor's File No. 8506260027, records of Skagit County, Washington.
2. The East 468.34 feet of said South ½ of the Southwest ¼ of the Southwest ¼, EXCEPT the South 42 feet thereof as described in Exception 1 above.

Situate in the County of Skagit, State of Washington.

P31195 / 350102-4-002-0006

The South ½ of the NE ¼ of the SE ¼ of Section 2, Township 35 North, Range 1 E W.M.

Situate in the County of Skagit, State of Washington.

P31200 / 350102-4-006-0002

Southeast Quarter of the Northwest Quarter of the Southeast Quarter, Section 2, Township 35 North, Range 1, E.W.M.

Situate in the County of Skagit, State of Washington.

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P31194 / 350102-4-001-0007

The North ½ of the Northeast ¼ of Southeast ¼, less road, Section 2, Township 35 North, Range 1 E.W.M.

Situated in Skagit County, Washington.

P31196 / 350102-4-003-0005

Northeast Quarter of Northwest Quarter of Southeast Quarter, Section 2, Township 35 North, Range 1 E.W.M.

Situated in Skagit County, Washington.

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