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Skagit County Auditor

\$80.00

4/8/2016 Page

1 of

8 11:08AM

After recording, please return to:
Buri Funston Mumford, PLLC
1601 F. Street
Bellingham, WA 98225

DOCUMENT TITLE: Reciprocal Waterway Easement

GRANTORS: Skyline Marina Holdings, LLC; Skyline Marine Owners Association No. 17

GRANTEES: Skyline Marina Holdings, LLC; Skyline Marine Owners Association No. 17

ABBREVIATED LEGAL DESCRIPTIONS: SP 87-90

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

ASSESSOR'S TAX PARCEL NUMBER(S): P32486, P60091-P60235

REFERENCE NUMBERS OF RELATED DOCUMENTS: AF# 741482,
AF#8310120030, AF#198412270055

APR 08 2016

Amount Paid \$
Skagit Co. Treasurer
By *WF* Deputy

Reciprocal Waterway Easement

THIS RECIPROCAL WATERWAY EASEMENT (the "Easement") is executed this 23rd day of March, 2016, between Skyline Marina Holdings, LLC, a Washington limited liability company ("Skyline Marina"), and Skyline Marine Owners Association No. 17, a Washington not-for-profit corporation and its members (collectively, "SMOA No. 17").

The parties base their Easement on these facts:

- A. Skyline Marina owns or controls that portion of the navigable waters in Flounder Bay, City of Anacortes, Skagit County, Washington, as more particularly described in Exhibit "A" attached hereto and incorporated herein (the "Skyline Marina {15316/001/01065861-3} RECIPROCAL WATERWAY EASEMENT

Property”):

B. SMOA No. 17 owns or controls that adjacent portion of the navigable waters in Flounder Bay, City of Anacortes, Skagit County, Washington, as more particularly described in Exhibit “B” attached hereto and incorporated herein (the “SMOA No. 17 Property”):

C. The Parties own moorage within the respective boundaries of their property, with a shared boundary along the east line of the Skyline Marina Property and the west line of the SMOA No. 17 Property as described above. To allow for the safe transit of boats to the respective marinas, the Parties seek to create a 20-foot wide waterway for access, ingress and egress by watercraft as more particularly described herein.

NOW THEREFORE, in consideration of the mutual covenants stated in this Reciprocal Waterway Easement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Easement Over Skyline Marina Property

Skyline Marina grants and conveys to SMOA No. 17 and all owners of condominium units within Skyline No. 17, its successors, heirs, devisees, and assigns, a non-exclusive easement for access, ingress, and egress over the eastern ten (10) feet of the Skyline Marina Property, as depicted in the sketch attached hereto and incorporated herein as Exhibit “C”.

2. Easement Over SMOA No. 17 Property

SMOA No. 17 grants and conveys to Skyline Marina, its successors, heirs, devisees, and assigns, a non-exclusive easement for access, ingress, and egress over the western ten (10) feet of the SMOA No. 17 Property, as depicted in the sketch attached hereto and incorporated herein as Exhibit "C".

3. No Unilateral Termination

Neither party may unilaterally modify, terminate or extinguish any part of this Easement. Any mutual modifications of this Easement must be in writing and signed by both parties and recorded.

5. Obligations Run With The Property And Are In Perpetuity

The rights and obligations in this Easement attach to the individual properties served by the Easements, and will bind and inure to the benefit of all assignees, devisees, or transferees of the individual properties.

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[signatures appear on following pages]

Skyline Marina Holdings, LLC,
a Washington limited liability company

By Kelly Larkin

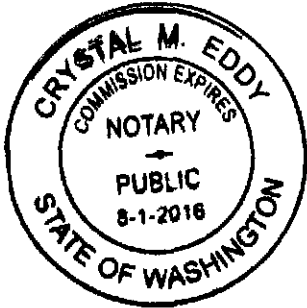
Printed Name: Kelly Larkin

Title: Manager

STATE OF WASHINGTON)
)ss
COUNTY OF Skagit)

On this 23rd day of March, 2016, before me personally appeared Kelly Larkin, to me know to be the, Manager, of Skyline Marina Holdings, LLC, a Washington limited liability company, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said persons, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



(Handwritten signature of Crystal M. Eddy)

Notary Public in and for the State of Washington
residing in Bow, WA
My appointment expires 8-1-2016

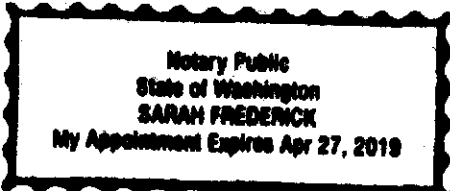
Skyline Marine Owners Association No. 17,
a Washington not-for-profit corporation,
on behalf of itself and its members

By *Norman Chapman*
Printed Name Norman Chapman
Title: President

STATE OF WASHINGTON)
) ss
COUNTY OF Skagit)

On this 23rd day of March, 2016, before me personally appeared Norman Chapman, to me known to be the President of Skyline Marina Owners Association No. 17, a Washington not-for-profit corporation, the corporation that executed the within and foregoing instrument on behalf of the corporation and its members, and acknowledged said instrument to be the free and voluntary act and deed of said person, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Sarah Frederick
Notary Public in and for the State of Washington
residing in Skagit County
My appointment expires 4/27/2019

EXHIBIT "A"

The Skyline Marina Property:

Skyline Short Plat per Book 6 of Short Plats, Pages 87-90 and recorded under Auditor's file no. 8310120030, in Sections 27 and 28, Township 35 North, Range 1 East, City of Anacortes, Skagit County, Washington.

EXHIBIT "B"

The SMOA No. 17 Property:

Skyline No. 17, a Condominium located in Section 28, Township 35N, Range 1 East, City of Anacortes, Skagit County, Washington, recorded under Volume 9 of plats, Page 102, under Auditor's File No. 741482, as amended by First Amendment to Skyline No. 17 recorded under Vol. 6 of surveys, Page 34, under Auditor's File No. 8412270055, Skagit County, Washington.

UNOFFICIAL COMMENT

EXHIBIT "C"



PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION
This document is the proprietary property of
Marine Floats Corporation and shall not be used, in part or whole
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats

1208 East D St - Tacoma - WA 98421 - 253-383-2740

APPROVED BY:

SCALE: 1" = 40'

DATE: 1/5/16

DRAWN BY:

REVISION # 1 2/22/16

PROPOSED MARINA REPLACEMENT
OPTION 3

SKYLINE MARINA
ANACORTES
DRAWING NUMBER
2110

