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Jim Richardson
1123 Lake Washington Blvd
Seattle, WA 98122

CHICAGO TITLE
620023494 Z

**TERMINATION OF MAINTENANCE AGREEMENT
INCLUDING IMPLIED EASEMENT**

Reference Number of documents Assigned or Released: 785352
Grantor: JoAnn Riant
Grantee: Martin W. Lentz and Betty L. Lentz
Legal Description (abbreviated)(Full Legal on page 1 and 2 hereof):
Assessor's Tax Parcel ID#: 3827-000-019-~~00~~⁰⁰⁰⁴ & 3827-000-020-0001

AGREEMENT MADE this 31 day of March, 2016, by and between, JoAnn Riant, an unmarried woman (hereinafter "Riant"), and Martin W. Lentz and Betty L. Lentz, husband and wife, (hereinafter "Lentz") (hereinafter "Riant", and "Lentz" are sometimes collectively referred to as the "Parties"), and the Parties do hereby declare, agree, covenant, and grant as follows:

WITNESSETH:

WHEREAS, Riant is the owner of the certain real property located in Skagit County, Washington, and legally described as follows:

All that portion of Lots 19 and 20, "SKYLINE No. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning at the most Westerly point of said Lot 19;
Thence South 76°52'49" East along said Lot 19, a distance of 60.6 feet to the true point of beginning of said line;
Thence in an Easterly direction to a point on the Easterly line of Lot 20, of said plat, at a point 7 feet Southerly of the Northeasterly corner thereof and terminus of said line.

Situate in the City of Anacortes, County of Skagit, State of Washington.

(hereinafter the "Riant Parcel"); and

TERMINATION OF MAINTENANCE AGREEMENT
INCLUDING IMPLIED EASEMENT - 1

Initials: R BL MZ

WHEREAS, Lentz is the owner of that certain real property located in Skagit County, Washington, and legally described as follows:

All that portion of Lots 19 and 20, "SKYLINE No. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington, lying Southerly of the following described line:

Commencing at the most Westerly point of said Lot 19;
Thence South 76°52'49" East along said Lot 19 a distance of 60.6 feet to the true point of beginning of said line;
Thence in an Easterly direction to a point which is 7 feet Southerly of the Northeasterly corner of Lot 20 of said Skyline No. 11 plat, as measured along the Easterly line of said Lot 20, said point being the termination of the herein described line.

And that portion of the Northwest ¼ of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 20, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington,
Thence North 60°33'50" - 105.00 feet from which point the center of curve bears: North 60°33'50" West, a distance of 40.00 feet;
Thence Northerly - 11.39 feet along the arc of said curvature having a central angle of 16°18'59";
Thence South 76°52'49" East - 105.00 feet to the Northwest corner of said Lot 20;
Thence Southerly - 41.29 feet along the arc of aforementioned curvature having a radius of 145.00 feet and central angle of: 16°18'59" to the point of beginning.

Excepting thereof any portion lying within the boundaries of "Skyline Short Plat", if any, Volume 6 of Short Plats at pages 87-90, Auditor's File No. 8310120030, records of Skagit County, Washington.

Situate in Skagit County, State of Washington.

(hereinafter the "Lentz Parcel"); and

WHEREAS, by Agreement dated May 15, 1973, and recorded on the 21st day of May, 1973 under Skagit County recording number 785352, the predecessors in interest of the Riant Parcel and the Lentz Parcel entered into a covenant for mutual maintenance of a certain dock located on the Lentz Parcel, including an implied easement in favor of the Riant Parcel for access and use of the dock (hereinafter, the "Maintenance Agreement");

WHEREAS, the Parties wish to terminate any obligation of the owner of the Riant Parcel to maintain the dock, and to further terminate any implied easement bordering the Lentz Parcel and benefiting the Riant Parcel.

NOW, THEREFORE, for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties do hereby agree, grant and convey as follows:

1. Riant, for herself and for her heirs, successors, transferees and assigns, does hereby release, relinquish, abandon, vacate, grant and convey to Lentz all right, title and interest in the above described Lentz Parcel as granted or implied by said Maintenance Agreement including, but not limited any right to access the Lentz Parcel or the dock thereon, all with the intention of terminating and vacating any easement granted by the Maintenance Agreement, and Lentz hereby agrees with Riant that any such easement is hereby terminated; and
2. Lentz, for themselves and for their heirs, successors, transferees and assigns, do hereby release, relinquish, and abandon, any obligation of Riant, her heirs, successors or assigns, to maintain the dock located on the Lentz Parcel; and
3. Riant and Lentz do hereby agree to, and do hereby terminate the Maintenance Agreement, and any and all of the easements, covenants and conditions created therein, in its/their entirety.

IN WITNESS WHEREOF, the parties have executed this Termination of Maintenance Agreement Easement the day and year first above written.

Dated this 31 day of March, 2016.

DATED: This 31 day of March, 2016.

JoAnn Riant
JoAnn Riant

Martin W. Lentz
Martin W. Lentz

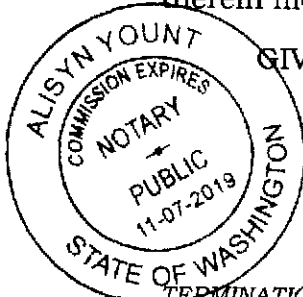
Betty L. Lentz
Betty L. Lentz

STATE OF WASHINGTON
COUNTY OF Skagit

ss.

On this day personally appeared before me JoAnn Riant, to me known, or proved to me on the basis of satisfactory evidence, to be the individual who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31 day of March, 2016.



Alisyn Yount
NOTARY PUBLIC in and for the
State of Washington, residing
at Anacortes.

Initials: R : BL WL

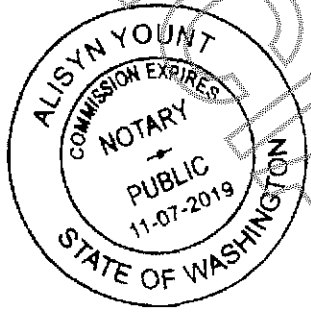
Print Name: Alsyn Yount
Commission expires: 11-07-2019

STATE OF WASHINGTON
COUNTY OF Skagit

ss.

On this day personally appeared before me Martin W. Lentz and Betty L. Lentz, to me known, or proved to me on the basis of satisfactory evidence, to be the individuals 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 this 31 day of March, 2016.



Alsyn Yount
NOTARY PUBLIC in and for the
State of Washington, residing
at Snarcorles
Print Name: Alsyn Yount
Commission expires: 11-07-2019