



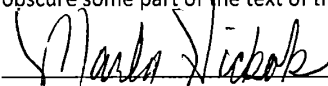
201806280480

06/28/2018 03:26 PM Pages: 1 of 6 Fees: \$154.00
Skagit County Auditor

Name & Return Address:

Larry Pinnow
7159 Channel View Drive
Anacortes, WA 98221

Washington State Recorder's Cover Sheet (RCW 65.04) Please print legibly or type information.

Document Title(s)	Second Amendment to Easement
Grantor(s)	Larry L Pinnow and Claire S Pinnow
	<div style="text-align: right;"> GUARDIAN NORTHWEST TITLE CO ACCOMMODATION RECORDING ONLY <i>A116062</i> </div>
Additional Names on Page ____ of Document	
Grantee(s)	Marvin L. Shoultz and Alice L Shoultz, trustees
Additional Names on Page ____ of Document	
Legal Description	(Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section)
	ptn SW 1-35-1 and ptn SE 2-35-1
Complete Legal Description on Page ____ of Document	
Auditor's Reference Number(s)	201412110057
Assessor's Property Tax Parcel/Account Number(s)	P31203, P31205, P31206, P31128, P31194, P31195, P31196, P31200
Non Standard Fee \$50.00	
By signing below, you agree to pay the \$50.00 non standard fee.	
I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.	
	
Signature of Party Requesting Non Standard Recording	
NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements.	
The Auditor/Recorder will rely on the information provided on this cover sheet.	
Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

After recording return to:

Larry and Claire Pinnow
7159 Channel View Drive
Anacortes, WA 98221

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06/28/2018 03:26 PM Page 2 of 6 **EXHIBIT A**


SECOND AMENDMENT TO EASEMENT

Reference no. 201412110057
Grantor: **LARRY L PINNOW and CLAIRE S PINNOW**, husband-and-wife.
Grantee: the **MARVIN L. SHOULTZ AND ALICE L SHOULTZ REVOCABLE LIVING TRUST**, U/A dated November 14, 2014.

Abbreviated Legal:
-SW1/4, SW1/4, SE1/4- S1,T35N,R1EWM;
-SE1/4, SW1/4, SE1/4- S1,T35N, R1EWM;
-SE1/4, SE1/4 LESS RD, S1, T35N, R1EWM;
-S1/2,SW1/4,SW1/4-S1,T35N,R1EWM, EXC.S42',SE1/4
SW1/4 SW1/4 S1, CONVEYED TO ABC INVESTMENTS BY DEED RECORDED JUNE 26, 1985, FILE NO. 8506260027, EXC. E468.34' S1/2, SW1/4, SW1/4 EXC S 42'THEREOF;
-S1/2,NE1/4, SE1/4, -S2 T35N,R1EWM;
-SE1/4,NW1/4,SE1/4,-S2 T35N,R1EWM;
-N1/2,NE1/4, SE1/4- S2 T35N,R1EWM;
-NE1/4,NW1/4,SE1/4- S2 T35N,R1EWM.

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Tax Parcels: **JUN 28 2018** P31203, P31205, P31206, P31128, P31194, P31195, P31196, P31200.

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

WHEREAS, LARRY L. PINNOW and CLAIRE S. PINNOW, as Grantors, hereafter "Grantor Pinnow" conveyed an easement to MARVIN L. SHOULTZ and ALICE L SHOULTZ, as Grantees, by instrument

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recorded in Skagit County Auditor File 200510030109, which easement was amended by instrument recorded under Auditor's File no. 201412110057, and

WHEREAS, the benefits and burdens of said Easement, and the Amendment thereof, passed to the successor of Marvin L Schoultz and Alice L Schoultz, to wit: the MARVIN L SHOULTZ AND ALICE L. SHOULTZ REVOCABLE LIVING TRUST, U/A dated November 14, 2014 hereafter Grantee Shoultz, and

WHEREAS, the parties have agreed to make a second amendment to the said Easement, and the consideration for such second amendment includes the benefits reciprocally received, which are acknowledged by the parties and, further, that the parties mutually desire to further define the scope and restrictions of the easement for the benefit of successors in title. NOW, THEREFORE, it is,

AGREED that the easement is mutually declared to be exclusively located within the southern 50 feet of the Southerly boundary of the servient parcels (Pinnow property), with the Southerly border of the easement located upon the southerly boundary of the servient property (the Pinnow property), that the current use of the easement is limited to the southerly 20 feet of the servient property and, further, that the roadway upon the easement may be increased in width to 20 feet, subject to the requirement that the Southerly boundary of the easement follow and be located upon the southerly boundary of the servient property and, provided further, that any widening of the easement shall be in compliance with the Skagit County Critical Area Ordinance, chapter 14.24. Any provisions in the first Amendment to Easement (auditor's file no. 201412110057) inconsistent with the foregoing, are hereby declared canceled and of no effect. It is, further

AGREED that the easement is exclusively intended to only serve the Shoultz parcels lying east of the servient property (the dominant parcels – P31206 and P31128). The following parcels are not served by the easement and provisions in the first Amendment to Easement (File no. 201412110057) designating those parcels as dominant and benefited are hereby canceled and of no effect. The eliminated parcels are as follows:

P31195/350102 – 4 – 002 – 0006

The South half of the Northeast Quarter of the Southeast Quarter of Section 2, Township 35 N., Range 1 E. W. M.

P31200/350102 – 4 – 006 – 0002

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

P31194/350102 – 4 – 001 – 0007

The North half of the Northeast Quarter of the Southeast Quarter, less Road, Section 2,
Township 35 N., Range 1 E. W. M.

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P31196/350102 – 4 – 003 – 0005

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

All located in Skagit County, Washington.

It is, further,

AGREED that, consistent with the first Amendment (auditor's file no. 201412110057), Grantee Shultz, or successor in title to the dominant property, shall be responsible for all costs associated with the construction of any roadway or installation of any utility service on the easement for the purpose of serving the dominant property, described below, including costs to modify, repair or replace existing construction, and also including Critical Area mitigation, permits, inspections and other governmental requirements. The parties, or their successors in title, shall be equally responsible for the maintenance of any roadway on the easement.

Description of Servient Property (Pinnow Property):

Tax Parcels P 31203 and P 31205

South 1/2, SW 1/4, SE ¼, Section 2, T 35N, R1 EWM, Skagit County, Washington

Description of Dominant Property (Shultz Property):

P31206/350102 – 4 – 010 – 0006

The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 1, Township 35 N., Range 1 E. W. M., EXCEPT ROADS, Skagit County, 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 N., Range 1 E. W. M., EXCEPT the following described tracks:

1. The South 42 feet of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter as conveyed to ABC Investments by deed recorded June 26, 1985 under Auditors File No. 8506260027, records of's Skagit County, Washington.

SECOND AMENDMENT TO EASEMENT

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2. The East 468.34 feet of said south half of the Southwest Quarter of the Southwest Quarter, EXCEPT the South 42 feet thereof as described in Exception 1 above.

Dated this day of June 2018.

Marvin L. Shoultz and Alice L Scholz
Revocable Living Trust, U/A dated
November 14, 2014.

By:

Marvin L. Shoultz
Marvin L. Shoultz, Trustee

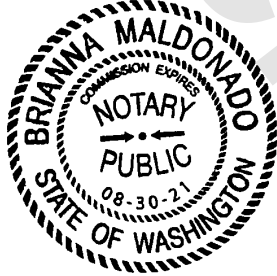
Larry Pinnow and Claire Pinnow

Larry Pinnow
Larry Pinnow

Claire A. Pinnow
Claire Pinnow

I certify that I know or have satisfactory evidence that **Marvin L. Shoultz** is the person who appeared before me, and said individual acknowledged, in his capacity as Trustee of the Marvin L. Shoultz and Alice L. Shoultz Revocable Trust, U/A dated November 14, 2014, that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument on behalf of the above referenced Trust.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 20th day of June, 2018.



Brianna Maldonado

Brianna Maldonado

(print name)

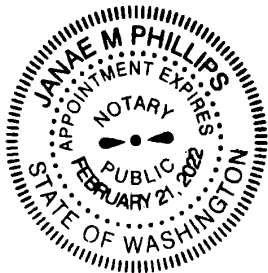
Notary Public in and for the State of Washington

Residing at Mt. Vernon, Washington.

My appointment expires: 08/30/2021.

I certify that I know or have satisfactory evidence that Larry Pinnow and Claire Pinnow are the persons who appeared before me, and said persons acknowledged that they, and each of them, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 25th day of June, 2018.



Janae M. Phillips

Janae M. Phillips

(print name)

Notary Public in and for the State of Washington

Residing at Mt. Vernon, Washington.

My appointment expires: 2-21-2022.

PC

AN EASEMENT FOR INSTALLATION, MAINTENANCE AND OPERATION OF A DRAINFIELD TO THE OWNER AND FUTURE OWNERS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 1 EAST, N.M.

AN EASEMENT FOR INSTALLATION, MAINTENANCE AND OPERATION OF A DRAINFIELD TO LOT 2. SEE A.F. No. 200706150125

=38,639 S.F. (INCLUDES WETLAND)

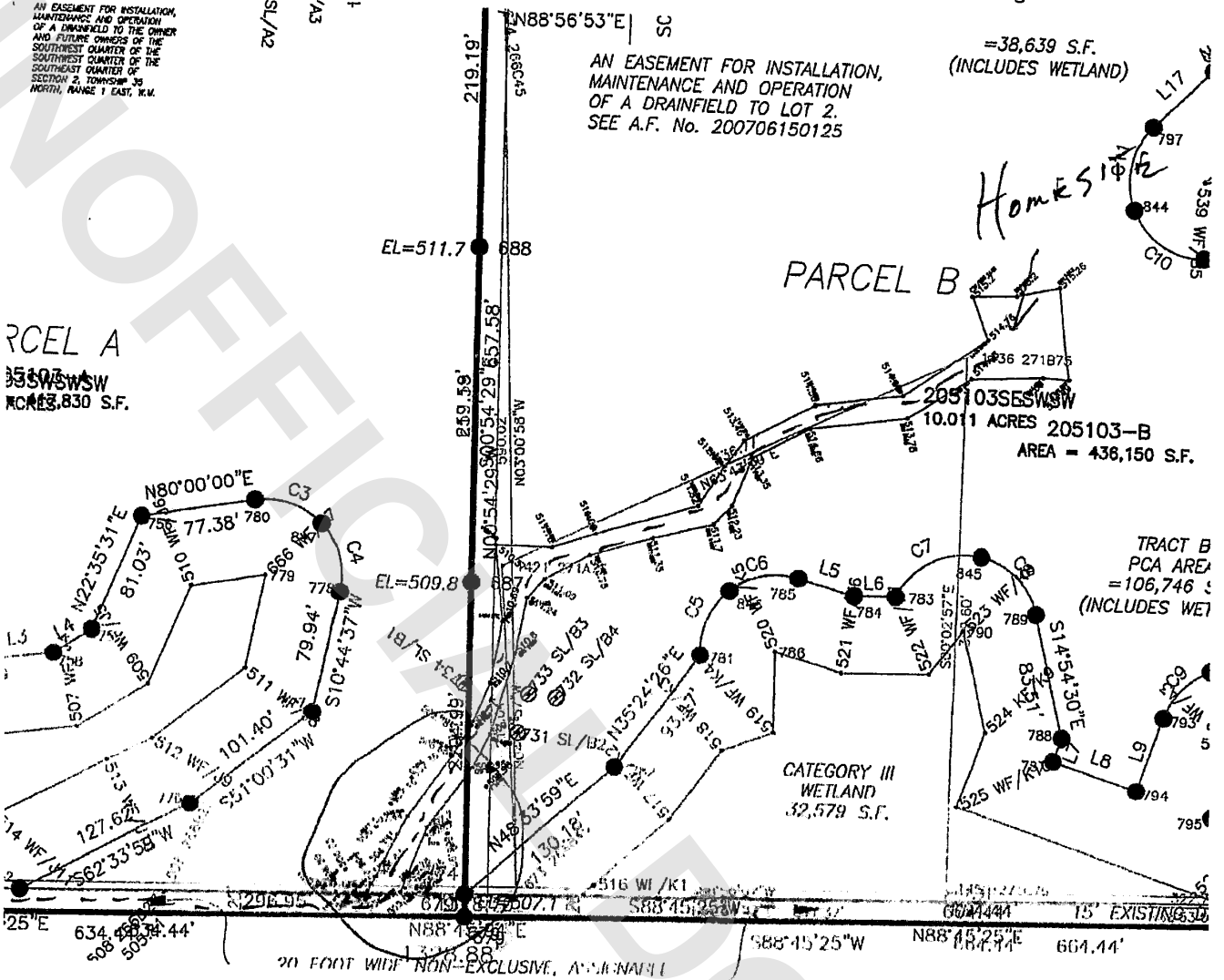
PARCEL A
35.503 ASW
AREA 13,830 S.F.

PARCEL B

205103SESWSW
10.011 ACRES 205103-B
AREA = 436,150 S.F.

TRACT B
PCA AREA
=106,746 S.F.
(INCLUDES WET)

CATEGORY III
WETLAND
32,579 S.F.



Handwritten initials or signature.