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11/18/2021 08:51 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

SCOT S. SWANSON
BELCHER SWANSON LAW FIRM, P.L.L.C.
900 DUPONT STREET
BELLINGHAM, WA 98225

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Alley Oum
DATE 11/18/2021

Document Title: Amendment to Easement
Grantor: LTK Properties, LLC, a Washington limited liability company, and Scoocum Holdings, LLC, a Washington limited liability company
Grantee: LTK Properties, LLC, a Washington limited liability company, and Scoocum Holdings, LLC, a Washington limited liability company
Legal Description: Lots 3 and 4 South Mount Vernon Business Park Binding Site Plan
Assessor's Tax Parcel ID#: P126617 and P126616
AF: 202110010037

AMENDMENT TO EASEMENT

THIS AMENDMENT TO EASEMENT ("Amendment") is made this 5th day of November, 2021, by and between LTK PROPERTIES, LLC, a Washington limited liability company ("LTK") Scoocum Holdings, LLC, a Washington limited liability company ("Scoocum").

RECITALS:

A. LTK is the owner of Skagit County Tax Parcel No. P126617, legally described as follows:

Lot 4 of South Mount Vernon Business Park BSP, Recorded under Skagit County Auditor's File No. 200709100133.

Situate in Skagit County, Washington.

(hereinafter referred to as "Lot 4").

B. Scoocum is the owner of Skagit County Tax Parcel No. P126616, legally described as follows:

Lot 3 of South Mount Vernon Business Park BSP, Recorded under Skagit County Auditor's File No. 200709100133.

Situate in Skagit County, Washington.

(hereinafter referred to as "Lot 3").

C. Lot 3 and Lot 4 are adjacent properties located within the South Mount Vernon Business Park Binding Site Plan recorded at Skagit County Auditor's File No. 200709100133. Certain easements were created on the face of the South Mount Vernon Business Park Binding Site Plan Map, including a Shared Access and Utility Easement for Lot 3 and Lot 4 that is approximately 40 feet by 60 feet (the "Easement").

D. Previously, LTK and Scoocum entered into a Road Easement and Maintenance Agreement, which provided for a shared access road located along the boundary between Lot 3 and Lot 4 (20 feet on each side) and was recorded at Skagit County Auditor's File No. 202110010037 ("Road Easement").

E. LTK is in the process of developing Lot 4 and has applied for a short plat with the City of Mount Vernon ("Short Plat").

F. As part of the development of Lot 4 and the Short Plat process, LTK is creating and reworking easements.

G. The access portion of the Easement is no longer necessary, as it has been replaced by the Road Easement. Additionally, the size of the Easement (for utilities) can be reduced.

H. This Amendment is being processed as part of the Short Plat and the Easement as amended will be shown on the face of that Short Plat. This Amendment is being approved by Lot 3 herein.

I. The parties desire to amend the Easement for the purpose of removing the access component and reducing its size.

NOW, THEREFORE, the parties hereby amend the Easement as follows:

1. The shared access provided for in the Easement is hereby terminated. The access between Lot 3 and Lot 4 is now governed by the Road Easement, which is not affected by this Amendment. The access portion of the Easement has no further force or effect.

2. The Easement (for utilities only) is reduced in size as depicted on the diagram attached as Exhibit "A".

IN WITNESS WHEREOF, the parties hereunto signed this Amendment the day and year first above written.

LTK Properties, LLC

SCOOCUM HOLDINGS, LLC

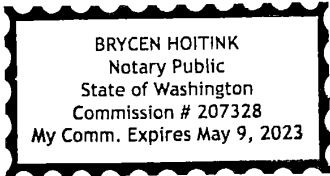
By: *Leonard Kargacin*
Leonard Kargacin, Member

By: _____
James Spane, Authorized Agent

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this 5th day of November, 2021, before me personally appeared Leonard Kargacin, to me known to be a Member of the corporation that executed the within and foregoing instrument to be the free and voluntary act and deed of said companies for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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



Brycen Hoitink
PRINTED NAME: Brycen Hoitink
Notary Public in and for the State of Washington,
residing at Skagit
My commission expires: 5/9/2023

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2021, before me personally appeared James Spane, to me known to be the Authorized Agent of the company that executed the within and foregoing instrument to be the free and voluntary act and deed of said companies for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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

PRINTED NAME: _____
Notary Public in and for the State of Washington,
residing at _____
My commission expires: _____

IN WITNESS WHEREOF, the parties hereunto signed this Amendment the day and year first above written.

LTK Properties, LLC

SCOOCUM HOLDINGS, LLC

By: _____
Leonard Kargacin, Member

By: *[Signature]*
James Spane, Authorized Agent

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2021, before me personally appeared Leonard Kargacin, to me known to be a Member of the corporation that executed the within and foregoing instrument to be the free and voluntary act and deed of said companies for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

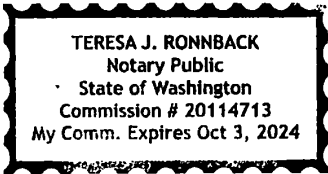
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

PRINTED NAME: _____
Notary Public in and for the State of Washington,
residing at _____
My commission expires: _____

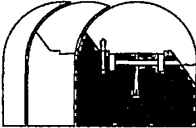
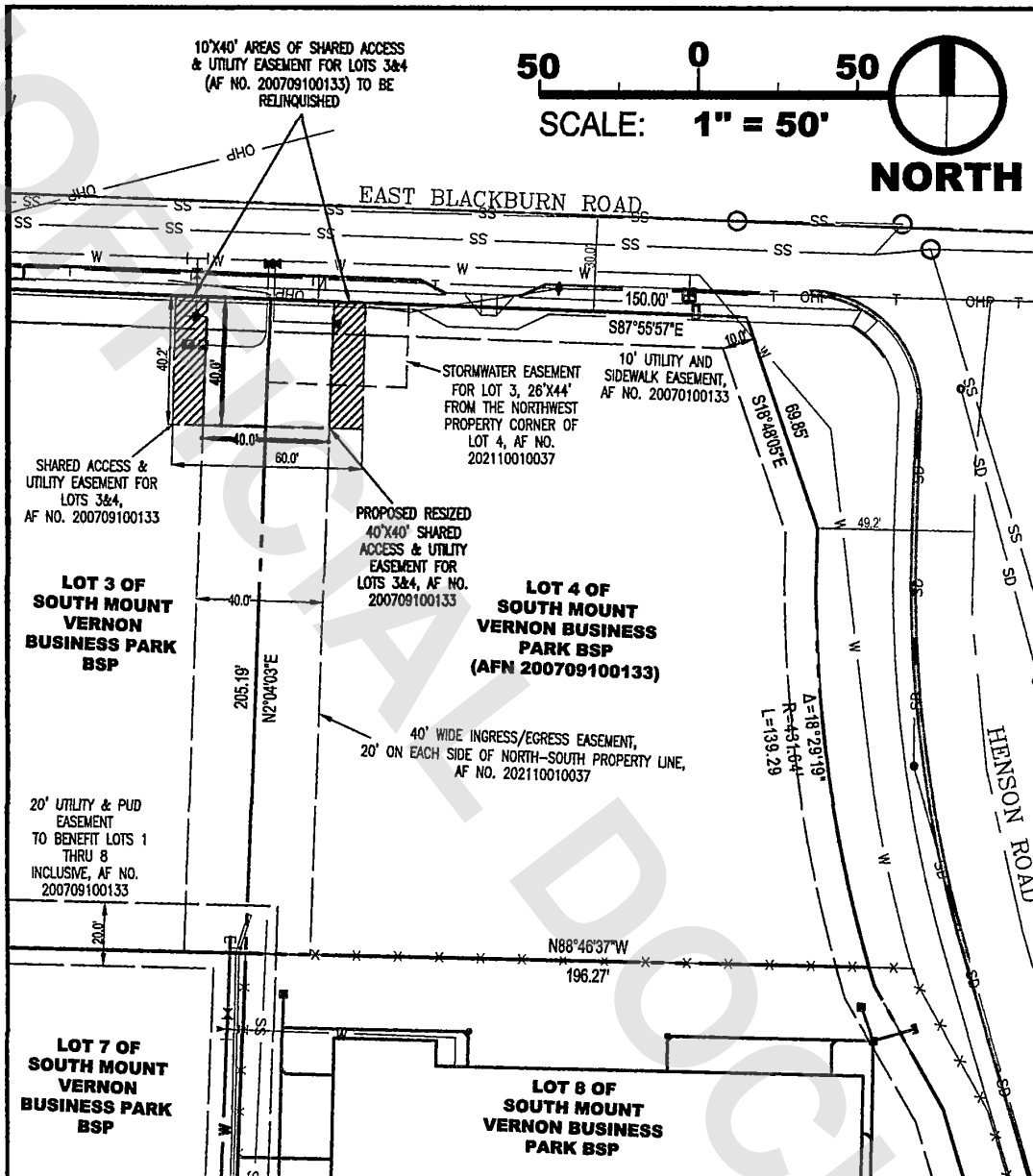
STATE OF WASHINGTON)
) ss.
COUNTY OF skagit)

On this 8 day of November, 2021, before me personally appeared James Spane, to me known to be the Authorized Agent of the company that executed the within and foregoing instrument to be the free and voluntary act and deed of said companies for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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



Teresa J. Ronnback
PRINTED NAME: Teresa J. Ronnback
Notary Public in and for the State of Washington,
residing at 1611 Back Way Mt Vernon WA
My commission expires: 10/3/24



Sound Development Group
ENGINEERING, SURVEYING & LAND
DEVELOPMENT SERVICES
1111 Cleveland Ave, Suite 202
P.O. Box 1705 Mount Vernon, WA 98273
Tel: 360-404-2010

SHEET DESCRIPTION:
EASEMENT EXHIBIT A

PROJECT:
LOT 4 OF SMVBP
FOR:
LTK PROPERTIES, LLC

SCALE: **1" = 50'**
DRAWN BY: **C.SEVERIN**
DATE: **11.02.2021**
JOB NUMBER: **21028**