

AFTER RECORDING RETURN TO:  
KRISTEN A. CAVANAUGH  
BELCHER SWANSON LAW FIRM, PLLC  
900 DUPONT STREET  
BELLINGHAM, WA 98225

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Shannon Burrow  
DATE 09/19/2023

Document: Extinguishment of Access Easement  
Grantor: Gateway Village, LLC, a Washington limited liability company;  
Sedro Woolley Corner, LLC, a Washington limited liability company;  
S. W. Property Management, L.L.C., a Washington limited liability company  
Grantee: Gateway Village, LLC, a Washington limited liability company;  
Sedro Woolley Corner, LLC, a Washington limited liability company;  
S. W. Property Management, L.L.C., a Washington limited liability company  
Abbreviated Legal: Ptn SE ¼ of SW ¼, 23-35-4  
Parcel Nos: P37331; P37206; P37301; P37199  
Reference Documents: 200903260116; 545940

**EXTINGUISHMENT OF EASEMENT**

THIS EXTINGUISHMENT OF EASEMENT is made and entered into on the date all parties have affixed their signature below, by and between Gateway Village, LLC, a Washington limited liability company (“Gateway”), Sedro Woolley Corner, LLC, a Washington limited liability company (“Sedro”), and S. W. Property Management, L.L.C. a Washington limited liability company (“S.W.”) hereinafter referred to as the “Parties”, based upon the facts described in the following recitals.

**RECITALS**

- A. Gateway is the owner of real property legally described in the attached *Exhibit A* (“Gateway Property”).
- B. Sedro is the owner of real property legally described in the attached *Exhibit B* (“Sedro Property”).
- C. S.W. is the owner of real property legally described in the attached *Exhibit C* (“S.W. Property”).
- D. Gateway, Sedro and S.W. Properties are adjacent to one another and are successors in interest to an easement referenced in documents filed under Skagit County Auditor’s File No. 545940 and File No. 200903260116 (“Easement”).

E. The current Grantors/Grantees have determined the Easement is no longer necessary and is negatively affecting development of the respective properties.

F. The Parties desire the Easement be extinguished in its entirety, and the purpose of this document is to extinguish the Easement.

NOW, THEREFORE, for good and valuable consideration the sufficiency of which is hereby acknowledged and based upon the foregoing recitals, the Parties agree as follows:

1. Extinguishment. The Easement, identified in the documents recorded under Skagit County Auditor's File No. 545940 and File No. 200903260116, is hereby extinguished and of no further force or effect.

**GRANTORS / GRANTEES:**

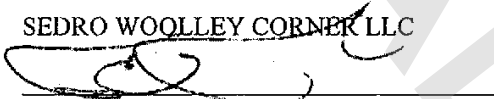
GATEWAY VILLAGE, LLC



ROBERT W. JANICKI, Its: Member/Manager

Date **September 19, 2023**

SEDRO WOOLLEY CORNER LLC



ROBERT W. JANICKI, Its: Member/Manager

Date **September 19, 2023**

S.W. PROPERTY MANAGEMENT, L.L.C.

MARK VISSER, Its: Member/Manager

Date

E. The current Grantors/Grantees have determined the Easement is no longer necessary and is negatively affecting development of the respective properties.

F. The Parties desire the Easement be extinguished in its entirety, and the purpose of this document is to extinguish the Easement.

NOW, THEREFORE, for good and valuable consideration the sufficiency of which is hereby acknowledged and based upon the foregoing recitals, the Parties agree as follows:

1. Extinguishment. The Easement, identified in the documents recorded under Skagit County Auditor's File No. 545940 and File No. 200903260116, is hereby extinguished and of no further force or effect.

**GRANTORS / GRANTEES:**

GATEWAY VILLAGE, LLC

\_\_\_\_\_  
ROBERT W. JANICKI, Its: Member/Manager

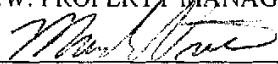
Date

SEDRO WOOLLEY CORNER LLC

\_\_\_\_\_  
ROBERT W. JANICKI, Its: Member/Manager

Date

S.W. PROPERTY MANAGEMENT, L.L.C.

  
\_\_\_\_\_  
MARK VISSER, Its: Member/Manager

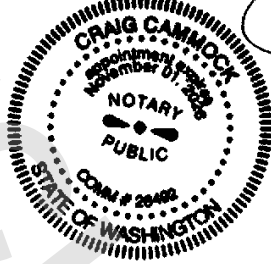
Date

9/14/23

STATE OF WASHINGTON )  
 : ss.  
COUNTY OF WHATCOM )

On this 19 day of Sept, 2023 before me personally appeared ROBERT W. JANICKI, to me known to be the Member/Manager of the Gateway Village, LLC and Sedro Woolley Corner, LLC, Washington limited liability companies that executed the within and foregoing instrument to be the free and voluntary act and deed of said limited liability 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.



*[Handwritten Signature]*

PRINTED NAME: CRAIG CAMMOCK  
Notary Public in and for the State of Washington,  
residing at Mount Vernon WA  
My commission expires: 11-1-2026

STATE OF WASHINGTON )  
 : ss.  
COUNTY OF WHATCOM )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023 before me personally appeared MARK VISSER, to me known to be the Member/Manager of S. W. Property management, L.L.C., the Washington limited liability company that executed the within and foregoing instrument to be the free and voluntary act and deed of said limited liability company 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 WHATCOM )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023 before me personally appeared ROBERT W. JANICKI, to me known to be the Member/Manager of the Gateway Village, LLC and Sedro Woolley Corner, LLC, Washington limited liability companies that executed the within and foregoing instrument to be the free and voluntary act and deed of said limited liability 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.

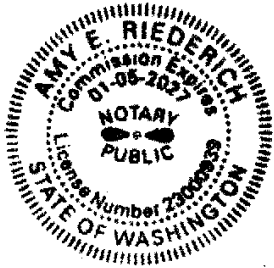
PRINTED NAME: \_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_.  
My commission expires: \_\_\_\_\_.

STATE OF WASHINGTON )  
 : ss.  
COUNTY OF WHATCOM )

On this 14<sup>th</sup> day of September, 2023 before me personally appeared MARK VISSER, to me known to be the Member/Manager of S. W. Property management, L.L.C., the Washington limited liability company that executed the within and foregoing instrument to be the free and voluntary act and deed of said limited liability company 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.

Amy E. Riederich  
PRINTED NAME: Amy E. Riederich  
Notary Public in and for the State of Washington,  
residing at Lynden, WA  
My commission expires: 01-05-2027.



**EXHIBIT A****LEGAL DESCRIPTION TO PARCEL P37331**

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 325 FEET NORTH OF THE NORTH LINE OF THE STATE HIGHWAY RIGHT OF WAY; THENCE WEST 15 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION, 528 FEET; THENCE EAST TO A POINT 15 FEET WEST OF THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 528 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 25 FEET THEREOF APPROPRIATED BY SKAGIT COUNTY IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 33515 FOR DRAINAGE DITCH.

SITUATE IN SKAGIT COUNTY, WASHINGTON

**LEGAL DESCRIPTION OF PARCEL P37206**

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT HIGHWAY AND RAILWAY RIGHTS OF WAY, EXCEPT THAT PORTION OF THE SOUTH 20 FEET THEREOF LYING WEST OF SAID HIGHWAY, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1. BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 325 FEET NORTH OF THE NORTH LINE OF THE STATE HIGHWAY RIGHT OF WAY; THENCE WEST 15 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE WEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION 528 FEET; THENCE EAST TO A POINT 15 FEET WEST OF THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 528 FEET TO THE POINT OF BEGINNING.

2. THE SOUTH 6 ACRES OF THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE STATE HIGHWAY.

3. THE WEST 25 FEET THEREOF APPROPRIATED BY SKAGIT COUNTY IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 33515 FOR DRAINAGE DITCH.

SITUATE IN SKAGIT COUNTY, WASHINGTON

**EXHIBIT B**

**LEGAL DESCRIPTION OF PARCEL P37199**

THE EASTERLY 300 FEET OF THE SOUTHERLY 150 FEET OF THE SOUTH 6 ACRES OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTHERLY AND WESTERLY OF THE STATE HIGHWAY, AND SOUTHERLY OF A TRACT CONVEYED TO HAROLD MCGLINCHY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 545940 IN VOLUME 283 OF DEEDS, PAGE 706, EXCEPT THE SOUTH 20 FEET THEREOF, AND EXCEPT RIGHT OF WAY FOR DRAINAGE DITCH.

THE NORTH LINE OF SAID 6 ACRES BEING A LINE RUNNING FROM EAST TO WEST FROM THE EAST LINE OF SAID EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE WEST LINE THEREOF.

SITUATE IN SKAGIT COUNTY, WASHINGTON



## EXHIBIT C

## LEGAL DESCRIPTION OF PARCEL P37301

THE SOUTH 6 ACRES OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTHERLY AND WESTERLY OF THE STATE HIGHWAY AND SOUTHERLY OF A TRACT CONVEYED TO HAROLD MCGLINCHY BY DEED RECORDED AS AUDITOR'S FILE NO. 545940, IN VOLUME 283 OF DEEDS, PAGE 706;

EXCEPT THE SOUTH 20 FEET THEREOF LYING WEST OF SAID HIGHWAY;

AND EXCEPT RIGHT-OF-WAY FOR DRAINAGE DITCH; THE NORTH LINE OF SAID SOUTH 6 ACRES RUNNING FROM EAST TO WEST FROM THE EAST LINE OF SAID EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  TO THE WEST LINE THEREOF;

EXCEPTING FROM SAID SOUTH 6 ACRES DESCRIBED ABOVE, THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  WHERE THE SAME IS INTERSECTED BY THE NORTHERLY LINE OF THE STATE HIGHWAY RIGHT-OF-WAY; THENCE NORTH, 150 FEET; THENCE SOUTHWESTERLY ALONG A LINE 150 FEET NORTHWESTERLY OF AND PARALLEL TO THE NORTHERLY LINE OF SAID HIGHWAY RIGHT-OF-WAY, 300 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  TO THE NORTHERLY LINE OF SAID HIGHWAY; THENCE NORTHEASTERLY ALONG SAID HIGHWAY 300 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM SAID SOUTH 6 ACRES THAT PORTION THEREOF TAKEN BY SKAGIT COUNTY IN DECREE OF APPROPRIATION ENTERED APRIL 29, 1974, IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 33515, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT, THEN EAST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 25 FEET; THENCE SOUTH ON A LINE THAT IS 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 321 FEET TO THE P.C. OF A 188.71 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID 188.71 FOOT RADIUS CURVE AND THROUGH AN ARC LENGTH OF 97 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

VOL 283 PAGE 706

545940

WARRANTY DEED

THE GRANTORS, BERNARD J. McGLINCHY and ELIZABETH McGLINCHY, husband and wife, for and in consideration of the sum of Ten Thousand and no/100 (\$10,000.00) Dollars, in hand paid, convey and warrant to HAROLD McGLINCHY, a single man, the following described real estate, situate in the County of Skagit, State of Washington, to-wit:

That portion of the East half of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 23, Township 35 North, Range 4 E. W. M., described as follows:

Beginning at a point on the East line of said subdivision 325 feet North of the North line of the State Highway right of way; thence West 15 feet to the point of beginning of this description; thence west to the West line of said East half of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; thence North along the West line of said subdivision 528 feet; thence East to a point 15 feet West of the East line of said East half of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; thence South 528 feet to the point of beginning. TOGETHER with an easement for ingress and egress over and across the following:

Beginning at the intersection of the East line of the East half of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 23, Township 35 North, Range 4 E. W. M. and the North line of the State Highway right-of-way; thence North along the East line of said East half of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , 853 feet; thence West 15 feet; thence South to the North line of said State Highway right of way; thence Southeasterly to the point of beginning.

DATED this 31st day of December, 1956.

*Bernard J. McGlinchy*  
Bernard J. McGlinchy

*Elizabeth McGlinchy*  
Elizabeth McGlinchy

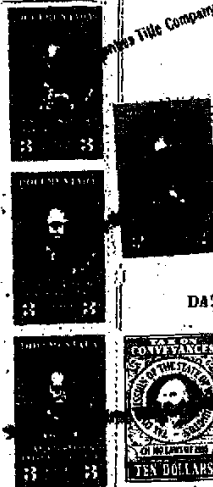


25892  
SKAGIT COUNTY, WASHINGTON  
Real Estate Excise Tax  
PAID

JAN 2 1957

Amount Paid \$ 1000.00

*[Signature]*



Life Company

VOL. 283 PAGE 707

STATE OF WASHINGTON )  
                                  ) SS:  
COUNTY OF SKAGIT     )

On this day personally appeared before me BERNARD J. McGLINCHY and ELIZABETH McGLINCHY, husband and wife, to me known to be the individuals described in and 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 31st day of December, 1956.



*Bernard J. McGlinchy*  
Notary Public in and for the State of Washington, residing at Mount Vernon.

RECEIVED FOR RECORD AT  
4:00 P.M. Dec 21 1956  
at request of *Skagit Island Counties*  
D.W. DANIELSON, *Recorder*  
Skagit Co., Washington *Itch Co.*