

Instrument Number: 20240209000605 Document: REAS Rec: \$318.50 Page-1 of 16

Record Date: 2/9/2024 2:29 PM

Electronically Recorded King County, WA

WHEN RECORDED RETURN TO:

Chase C. Alvord
Tousley Brain Stephens PLLC
1200 Seventh Ave #1700
Seattle, WA 98101

DOCUMENT TITLE:	TERMINATION OF EASEMENT
REFERENCE NUMBER(S) OF TERMINATED DOCUMENT:	4406326
GRANTORS:	<ol style="list-style-type: none"> 1. Joseph L. Schocken 2. Judith A. Schocken 3. Nancy A. Ruble 4. Stanley D. Ruble 5. Wanda M. Burges, individually, and as Trustee of the Wanda M. Burgess Residence Trust and as Trustee of the Lloyd A. Burgess Credit Shelter Trust.
GRANTEES:	Kathryn Bauman and George Bauman, a married couple
ABBREVIATED LEGAL DESCRIPTION:	PTN GOVT LOT 5, S-24, T-24N, R-4E
ASSESSOR'S TAX PARCEL NO(S).	2424049037; 2424049047; 2424049036; 2424049034

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TERMINATION OF EASEMENT

This Termination of Easement is entered into as of January 17, 2024 by and between Joseph L. Schocken, Judith A. Schocken, Nancy A. Ruble, Stanley D. Ruble, and Wanda M. Burgess ("Grantors") and Kathryn Bauman and George Bauman, a married couple ("Grantees").

RECITALS

1. Grantors are the owners of the following real property located in the City of Mercer Island, King County, Washington:
 - a. That property known as 5919 77TH AVE SE 98040 and assessor tax parcel no. 2424049047, and further legally described on Exhibit A (the "Burgess Property");
 - b. That property known as 5911 77TH AVE SE 98040 and assessor tax parcel no. 2424049036, and further legally described on Exhibit B (the "Schocken Property"); and
 - c. That property known as 5927 77TH AVE SE 98040 and assessor tax parcel no. 2424049034, and further legally described on Exhibit C (the "Ruble Property").
2. The Burgess Property, the Schocken Property, and the Ruble Property are herein referred to collectively as "Grantors' Property."
3. Grantees are the owners of real property located in the City of Mercer Island, King County, Washington commonly known as 5928 77TH AVE SE 98040 and assessor tax parcel no. 2424049037 and further legally described on Exhibit D (the "Grantee's Property").
4. Grantors' Property is benefited by, and the Grantee's Property burdened by, a 1953 20-foot wide ingress and egress over the Grantee's Property, which easement is recorded under King County Recording Number 4406326 (the "1953 Easement").
5. In 2000, Grantee's predecessor in interest granted Grantors an easement providing ingress and egress access to Grantors' Property over Grantee's Property. This easement is recorded under King County Recording Number 20001206001392 (the "2000 Easement").
6. In light of the existence of the 2000 Easement, Grantors and Grantee wish to extinguish that portion of the 1953 Easement burdening the Grantee's Property.

NOW, THEREFORE, the parties hereby agree as follows:

1. Grantors, for themselves and their successors and assigns, hereby forever abandon, release, extinguish and terminate that portion of the 1953 Easement that burdens the Grantee's Property. That portion of the 1953 Easement that does not burden the Grantee's Property is not extinguished.

2. The parties shall, at Grantee's sole cost and expense, execute any further documents or instruments necessary to effectuate the intent of this Termination of Easement.

3. The agreement may be executed in counterparts with signed copies transmitted by email, which assembled counterparts shall be deemed a fully-executed original.

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

<p>_____ Joseph L. Schocken</p> <p>_____ Judith A. Schocken</p> <p>_____ Stanley D. Ruble</p> <p>_____ Nancy A. Ruble</p>	<p><i>Wanda Burgess</i> _____ Wanda Burgess, individually and as Trustee of the Wanda M. Burgess Residence Trust and Trustee of the Lloyd A. Burgess Credit Shelter Trust</p> <p>_____ Kathryn Bauman</p> <p>_____ George Bauman</p>
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STATE OF WASHINGTON)
)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that WANDA A. BURGESS is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal this 31st day of January, 2024.



Unofficial Copy

Alyssa Vo
Notary Public in and for the State of WA
Printed Name: Alyssa Vo
Residing in: King County
My appointment expires: 1/22/28

~~STATE OF WASHINGTON)
)
COUNTY OF KING)~~

~~I certify that I know or have satisfactory evidence that STANLEY D. RUBLE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.~~

~~WITNESS my hand and official seal this ___ day of _____, 2024.~~

~~_____
Notary Public in and for the State of _____
Printed Name: _____
Residing in: _____
My appointment expires: _____~~

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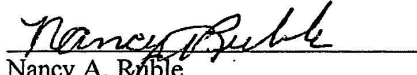
NOW, THEREFORE, the parties hereby agree as follows:

1. Grantors, for themselves and their successors and assigns, hereby forever abandon, release, extinguish and terminate that portion of the 1953 Easement that burdens the Grantee's Property. That portion of the 1953 Easement that does not burden the Grantee's Property is not extinguished.

2. The parties shall, at Grantee's sole cost and expense, execute any further documents or instruments necessary to effectuate the intent of this Termination of Easement.

3. The agreement may be executed in counterparts with signed copies transmitted by email, which assembled counterparts shall be deemed a fully-executed original.

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

<p>_____ Joseph L. Schocken</p>	<p>_____ Wanda Burgess, individually and as Trustee of the Wanda M. Burgess Residence Trust and Trustee of the Lloyd A. Burgess Credit Shelter Trust</p>
<p>_____ Judith A. Schocken</p>	<p>_____ Kathryn Bauman</p>
<p> _____ Stanley D. Ruble</p>	<p>_____ George Bauman</p>
<p> _____ Nancy A. Ruble</p>	

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STATE OF WASHINGTON)
)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that WANDA A. BURGESS is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal this ___ day of _____, 2024.

Notary Public in and for the State of _____
Printed Name: _____
Residing in: _____
My appointment expires: _____

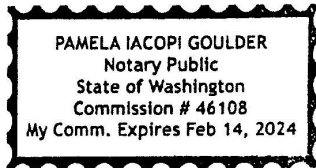
Unofficial Copy

STATE OF WASHINGTON)
)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that STANLEY D. RUBLE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal this 2nd day of FEBRUARY, 2024.

Pamela Iacopi Goulder
Notary Public in and for the State of WA
Printed Name: Pamela Iacopi Goulder
Residing in: Bellevue, WA
My appointment expires: 2-14-2024



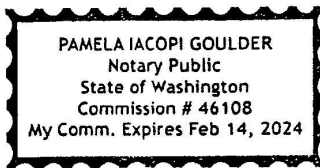
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STATE OF WASHINGTON)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that NANCY A. RUBLE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal this 20 day of FEBRUARY, 2024.



Handwritten signature of Pamela Iacopi Goulder, Notary Public in and for the State of WA, Printed Name: Pamela Iacopi Goulder, Residing in: Bellevue, WA, My appointment expires: 2-14-2024

Unofficial Copy

STATE OF WASHINGTON)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that GEORGE BAUMAN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal this ___ day of _____, 2024.

Notary Public in and for the State of _____
Printed Name: _____
Residing in: _____
My appointment expires: _____

NOW, THEREFORE, the parties hereby agree as follows:

1. Grantors, for themselves and their successors and assigns, hereby forever abandon, release, extinguish and terminate that portion of the 1953 Easement that burdens the Grantee's Property. That portion of the 1953 Easement that does not burden the Grantee's Property is not extinguished.
2. The parties shall, at Grantee's sole cost and expense, execute any further documents or instruments necessary to effectuate the intent of this Termination of Easement.
3. The agreement may be executed in counterparts with signed copies transmitted by email, which assembled counterparts shall be deemed a fully-executed original.

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

<p>_____ Joseph L. Schocken</p> <p>_____ Judith A. Schocken</p> <p>_____ Stanley D. Ruble</p> <p>_____ Nancy A. Ruble</p>	<p>_____ Wanda Burgess, individually and as Trustee of the Wanda M. Burgess Residence Trust and Trustee of the Lloyd A. Burgess Credit Shelter Trust</p> <p><i>Kathryn Bauman</i> _____ Kathryn Bauman</p> <p><i>George Bauman</i> _____ George Bauman</p>
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STATE OF WASHINGTON)
)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that NANCY A. RUBLE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

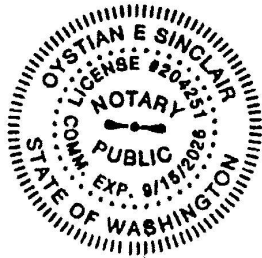
WITNESS my hand and official seal this ___ day of _____, 2024.

Notary Public in and for the State of _____
Printed Name: _____
Residing in: _____
My appointment expires: _____

STATE OF WASHINGTON)
)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that GEORGE BAUMAN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal this 5 day of February, 2024.



Oystian Sinclair
Notary Public in and for the State of WA
Printed Name: Oystian Sinclair
Residing in: Pelee Island
My appointment expires: Sept 15 2026

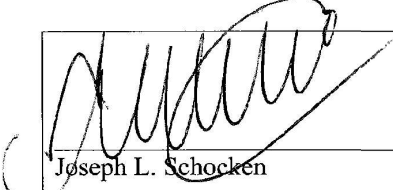
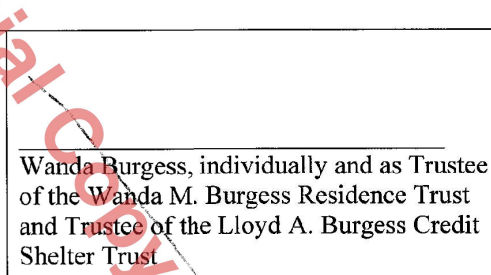
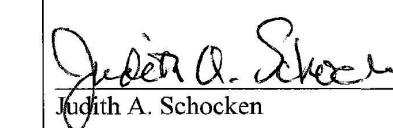

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NOW, THEREFORE, the parties hereby agree as follows:

1. Grantors, for themselves and their successors and assigns, hereby forever abandon, release, extinguish and terminate that portion of the 1953 Easement that burdens the Grantee's Property. That portion of the 1953 Easement that does not burden the Grantee's Property is not extinguished.
2. The parties shall, at Grantee's sole cost and expense, execute any further documents or instruments necessary to effectuate the intent of this Termination of Easement.
3. The agreement may be executed in counterparts with signed copies transmitted by email, which assembled counterparts shall be deemed a fully-executed original.

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

 _____ Joseph L. Schocken	 _____ Wanda Burgess, individually and as Trustee of the Wanda M. Burgess Residence Trust and Trustee of the Lloyd A. Burgess Credit Shelter Trust
 _____ Judith A. Schocken	_____ Kathryn Bauman
_____ Stanley D. Ruble	_____ George Bauman
 _____ Nancy A. Ruble	

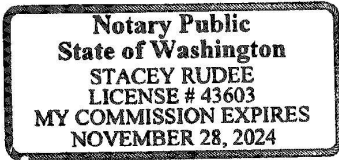
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STATE OF WASHINGTON)
)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that JOSEPH L. SCHOCKEN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal this 6th day of February, 2024.

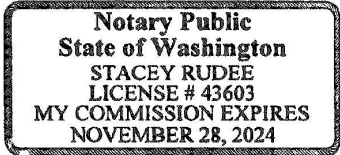


[Signature]
Notary Public in and for the State of WA
Printed Name: Stacey Rudee
Residing in: King County
My appointment expires: 11/28/2024

STATE OF WASHINGTON)
)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that JUDITH A. SCHOCKEN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal this 6th day of February, 2024.



[Signature]
Notary Public in and for the State of WA
Printed Name: Stacey Rudee
Residing in: King County
My appointment expires: 11/28/2024

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EXHIBIT A

(Legal Description of Burgess Property)

Lot 2 of Short Plat No. MI-79-09-32 as recorded under Auditor's File No. 8004020619 and as shown on Survey Map recorded under Auditor's File No. 8002049001 in Book 23, Page 56 of Surveys, being a portion of Government Lot 5, Section 24, Township 24 North, Range 4 East, W.M., in King County, Washington

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EXHIBIT B

(Legal Description of Schocken Property)

LOT 1, MERCEER ISLAND SHORT PLAT NUMBER MI-79-09-32, RECORDED UNDER RECORDING NUMBER 8004020619, AND AS SHOWN ON SURVEY MAP RECORDED UNDER RECORDING NUMBER 8002049001 IN BOOK 23 OF SURVEYS, PAGE 56, IN KING COUNTY, WASHINGTON, SAID SHORT PLAT BEING A SUBDIVISION OF GOVERNMENT LOT 5, SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING;

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EXHIBIT C

(Legal Description of Ruble Property)

That portion of Government Lot 5, Section 24, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

BEGINNING on the Southerly line of said Government Lot 5 at a point North 89°29'00" West 593.24 feet from the Northeast corner of Government Lot 4 in Section 24;

THENCE North 0°02'20" East 13.78 feet to the true point of beginning;

THENCE continuing North 0°02'20" East 100 feet;

THENCE North 89°29'00" West parallel with the Southerly line of said Government Lot 5 to the Westerly line thereof;

THENCE Southerly along said Westerly line to a point 13.78 feet North 0°02'20" East of the Southerly line of said Government Lot 5;

THENCE South 89°29'00" East along a line parallel to the Southerly line of said Government Lot 5 to the true point of beginning;

TOGETHER WITH second class shorelands adjacent; and

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

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EXHIBIT D

(Legal Description of Grantee's Property)

THAT PORTION OF GOVERNMENT LOT 5, SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5, AT A POINT NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST 593.24 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 4 IN SAID SECTION 24;
THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST 120 FEET ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5;
THENCE NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST 113.78 FEET;
THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST 120 FEET TO A POINT WHICH BEARS NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST FROM THE POINT OF BEGINNING;
THENCE SOUTH 0 DEGREES 02 MINUTES 20 SECONDS WEST TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF LOT 4, NORTHBROOK LANE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71 OF PLATS, PAGES 39 AND 40, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT;
THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE THEREOF 26.7 FEET;
THENCE NORTH 9 DEGREES 52 MINUTES 36 SECONDS EAST 6.53 FEET;
THENCE NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST 57.86 FEET TO THE CENTERLINE OF A CREEK;
THENCE ALONG SAID CREEK NORTH 79 DEGREES 01 MINUTES 43 SECONDS WEST 28.33 FEET TO THE WEST LINE OF SAID LOT;
THENCE SOUTH 0 DEGREES 02 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 69.44 FEET TO THE POINT OF BEGINNING;

ALSO KNOWN AS PARCEL A OF CITY OF MERCER ISLAND LOT LINE REVISION NO SUB01-005, RECORDED UNDER RECORDING NO. 20011108900001, RECORDS OF KING COUNTY;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

4889-1600-8606, v. 1