



5324741  
Page: 1 of 6  
12/29/2005 12:42P  
Spokane Co, WA

WHEN RECORDED RETURN TO:

Brian C. Balch

Layman, Layman & Robinson, PLLP

601 S. Division Street

Spokane, WA 99202-1335

Reference # (if applicable): \_\_\_\_\_

Grantor(s): (1) Northview Venture, L.L.C.

(2) Gary L. Gunning

Grantee(s): (1) Public

(2) \_\_\_\_\_

Additional Grantor(s) on pg. 1

Additional Grantee(s) on pg. \_\_\_\_\_

Legal Description (abbreviated): A portion of SW 1/4 of Sec 31, T.26N., R. 44E. W.M.

Additional legal(s) on page 5

Assessor's Tax Parcel ID# 46313.9054

**AMENDMENT AND MODIFICATION OF STORM ACCESS EASEMENT**

This Amendment and Modification of Storm Access Easement ("Amendment") amends and modifies the Grant of Storm Sewer Pond Easement ("Easement") recorded April 8, 1988 as Spokane County, Washington Auditor's Recording Number Volume 9161 Page 133 8804080093. The Easement is amended by this Amendment by NORTHVIEW VENTURE, L.L.C., a Washington limited liability company; GARY L. GUNNING, a single person; DIANE HARWOOD, individually, and as Personal Representative of the Estate of RANDY O. HARWOOD, deceased, as follows:

1. For mutual benefit, Grantors quit claim and convey all right, title and interest in that portion of the Easement described on Exhibit "A" attached hereto to the owners of said property. In its place and stead, the Easement is to be relocated at a location that will be shown on the final plat, to be known as Sandy Ridge 1<sup>st</sup> Addition. Upon such relocation and depiction

R. E. Excise Tax Exempt  
Date 12/29 2005  
Spokane County Treas.  
By MEH



in said final plat, the Easement with regard to the portion of the access route described on Exhibit "A" shall be terminated at its present location and replaced by the new route as shown on said Plat.

2. Except as modified by this Amendment, the Easement shall remain in force and effect as originally drafted.

3. This Amendment is made as of the date first written above, shall run with the property, and shall be binding upon the heirs, successors and assigns of the Grantors.

GRANTOR:

NORTHVIEW VENTURE, L.L.C.

By: *Bryan Walker*  
Printed Name: Bryan Walker  
Title: MEMBER

*Gary L. Gunning*  
GARY L. GUNNING

*Diane C Harwood*  
DIANE HARWOOD, individually, and as  
Personal Representative of the Estate of  
RANDY O. HARWOOD, deceased

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SPOKANE )

On this 14<sup>th</sup> day of December 2005 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Bryan Walker to me known to be the Member of NORTHVIEW VENTURE, L.L.C., a Washington limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

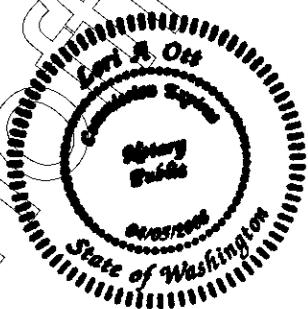


Lori A. Ott  
NOTARY PUBLIC in and for the State of Washington, residing at Spokane County  
My commission expires: 4.5.08  
Lori A. Ott  
Printed Name

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SPOKANE )

On this day personally appeared before me GARY L. GUNNING to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14<sup>th</sup> day of December 2005.



Lori A. Ott  
NOTARY PUBLIC in and for the State of Washington, residing at Spokane County  
My commission expires: 4.5.08  
Lori A. Ott  
Printed Name



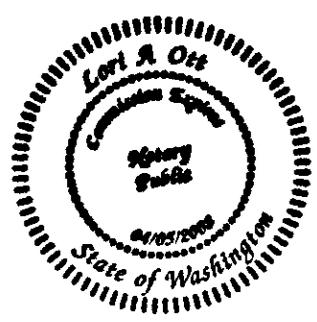
STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SPOKANE )

CLC ASSOCIATES INC

AMEND \$37.00

On this day personally appeared before me DIANE HARWOOD to me known to be the individual described in and 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 15<sup>th</sup> day of December 2005.



*Lori A Ott*

NOTARY PUBLIC in and for the State of Washington, residing at Spokane Valley, WA  
My commission expires: 4-5-08

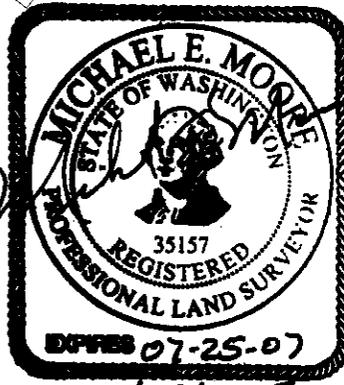
Lori A. Ott  
Printed Name

Unofficial Document

**Legal Description  
For  
Extinguishment of a portion of an  
Storm Access Easement  
At Sandy Ridge 1<sup>st</sup> Addition - EXHIBIT "A"**

That portion of the Southwest Quarter of Section 31, Township 26 North, Range 44 East, Willamette Meridian, in Spokane County, Washington being a portion of a storm sewer access easement for Pond "A", recorded under Spokane County Auditor's file number 9110080136, being a 16.00 foot wide strip of land lying 8.00 feet on each side of the following described centerline;

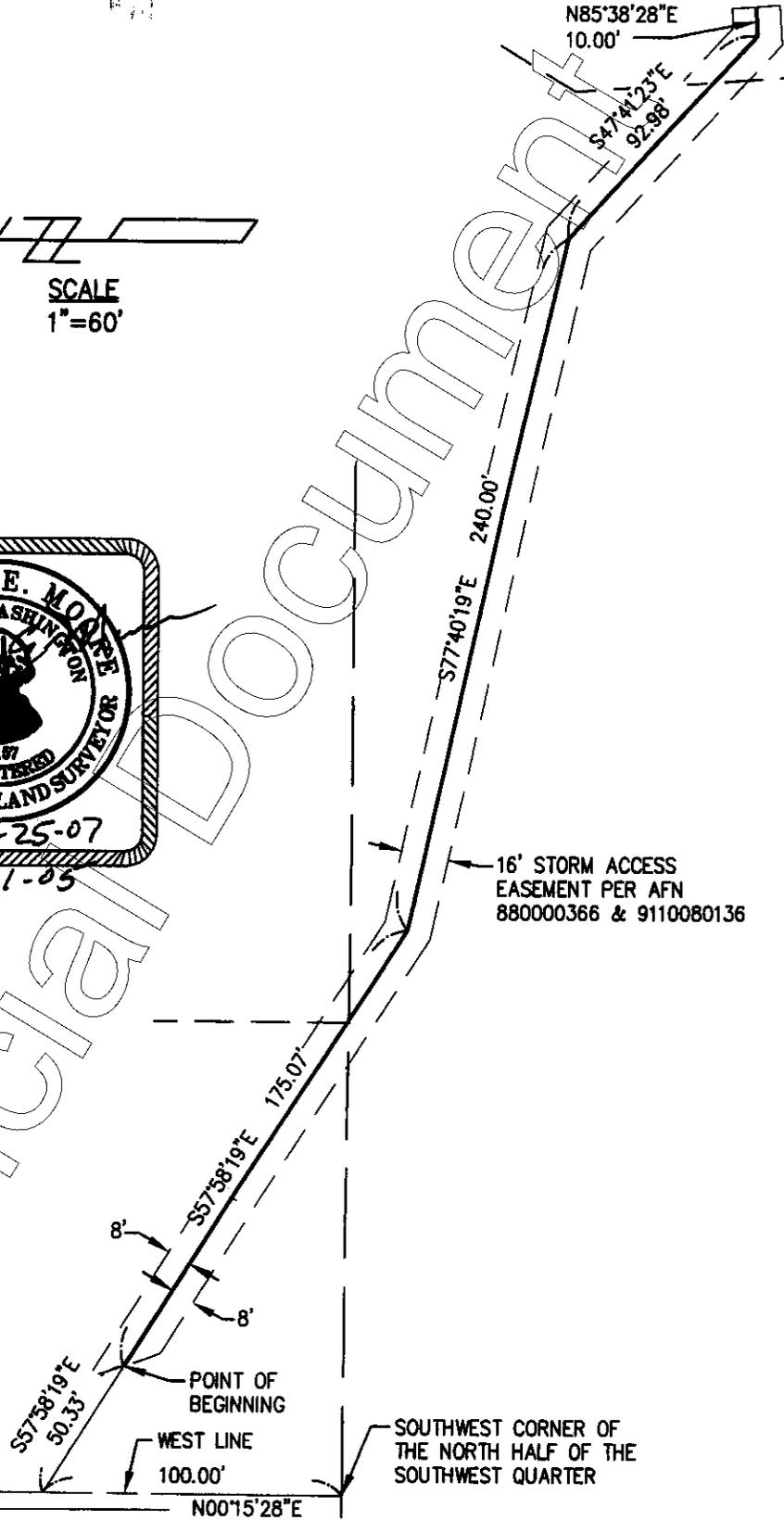
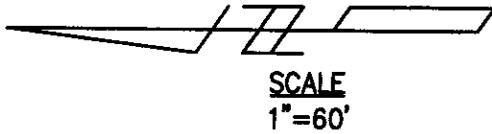
**COMMENCING** at the Southwest corner of the North half of said Southwest quarter; thence N00°15'28"E along the West line of said North half of the Southwest quarter a distance of 100.00 feet; thence leaving said West line, S57°58'19"E a distance 50.33 feet to the **POINT OF BEGINNING**; thence continuing S57°58'19"E a distance of 175.07 feet; thence S77°40'19"E a distance of 240.00 feet; thence S47°41'23"E a distance of 92.98 feet; thence N85°38'28"E a distance of 10.00 feet to an existing manhole (flow restrictor a shown on As-built plans in the Spokane County Engineers Office), in storm holding Pond No.1 (Pond "A") of Northwood 2<sup>nd</sup> Addition and the terminus of this centerline description. The side lines of the above described strip of land are to be prolonged or shortened at all angles points so as to terminate at their points of intersection.



### EXHIBIT A

EXTINGUISHMENT OF A PORTION OF A STORM ACCESS EASEMENT  
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF  
SECTION 23, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.,  
SPOKANE COUNTY, WASHINGTON

NORTHWOOD 2ND  
ADDITION  
TRACT A



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LANDSCAPE ARCHITECTURE  
LAND SURVEYING

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