

AFTER RECORDING RETURN TO:

Name Willard M. Hendrickson

Address 135 State Street

City, State, Zip Sedro-Woolley, WA 98284

  
199912060102  
Kathy Hill, Skagit County Auditor  
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Abbrev. Leg. Lots 3 and 4, PLAT OF CANDICE WIDMYER, Vol. 16, pp. 212-213

Tax Parcel Nos. 4709-000-003-0000; 4709-000-004-0000

Grantor. Isted, Donald and Shawna

Grantee. Hendrickson, Willard and Ida

**GRANT OF EASEMENT  
FOR WELL, WATER LINE AND WELL PROTECTION ZONE**

This grant of easement for well and water line is made this 2 day of December, 1999, by Donald L. Isted II and Shawna B. Isted, husband and wife.

**RECITALS**

Grantors are owners of property located in Skagit County, Washington, and more fully described on EXHIBIT A, attached hereto and incorporated by this reference, being the burdened or servient estate, which is hereafter referred to as "Parcel A" or the "Isted property."

Grantees are owners of property located in Skagit County, Washington, and more fully described on EXHIBIT B, attached hereto and incorporated by this reference, being the benefitted or dominant estate, which is hereafter referred to as "Parcel B" or the "Hendrickson property."

There are two wells located on the Isted property, one of which serves the Isted property (Parcel A) and one which provides water to the Hendrickson property (Parcel B). The location of the well serving the Isted property is depicted on the plat of Candice Widmyer, recorded in Volume 16 of Plats, at page 212, as "Existing 6" Well Case" at the center of a delineated well protection zone in the northwesterly portion of the Isted property. The well serving the Hendrickson property is located within the 10 foot square well site easement delineated on the same plat approximately 10 feet west of the Isted well.

Grantors and grantees wish to clarify and establish of record a well and water line easement and an easement for well protection for the benefit of the Hendrickson property.

## EASEMENTS AND MAINTENANCE AGREEMENT

1. Grantors, for the purpose of establishing of record an easement for well site for the benefit of the Hendrickson property, described on EXHIBIT B, and for no monetary consideration, grant and convey to Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, and to the future owners of said Parcel B an easement for the installation, repair and maintenance of a well within a well site measuring ten feet square, with the well at the center of the site. The well site easement on Parcel A is delineated on the plat of Candice Widmyer, recorded in Volume 16 of Plats, page 212, records of Skagit County, Washington. If a later survey discloses that the well is not at the center of the delineated easement on the plat, the grantors agree that the 10 foot by 10 foot easement location will be determined by the center of the existing well.

2. Grantors, for the purpose of establishing of record an easement for well water line to convey water from the well located on the Isted property (Parcel A) to the Hendrickson property (Parcel B, described on EXHIBIT B), and for no monetary consideration, grant and convey to Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, and to the future owners of said Parcel B an easement for the installation, repair and maintenance water line within a strip of land 10 feet in width running from the well referenced above northwesterly to the southwest corner of Parcel A, as is delineated on the plat of Candice Widmyer, recorded in Volume 16 of Plats, page 212, records of Skagit County, Washington. If a later survey discloses that the well is not at the center of the delineated easement on the plat, the grantors agree that the 10 foot water line easement location will be 5 feet each side of the center of the water line running from the well northwesterly to the southwest corner of said Parcel A.

3. Grantors, for the purpose of establishing of record a well protection easement for the benefit of Parcel B, hereby grant and convey to Willard M. Hendrickson and Ida M. Hendrickson and the future owners of said Parcel B, an easement for well protection with a radius of 100 feet measured from the center of the well located on Parcel A that serves Parcel B.

4. Repair and maintenance of the well site and any pipelines serving Parcel B, including pumps and other facilities and equipment necessary for providing water to Parcel B, shall be the responsibility of the owners of said Parcel B. In the event of repair or replacement of any water line serving Parcel B, following such repair or replacement, the surface of the land shall be repaired and returned to the condition it was in prior to the water line repair or replacement.

5. The easements and covenants contained herein shall run with lands described herein and shall extend to and be binding on the heirs, successors, and assigns of the owners of said lands.

Isted/HendricksonWellEasement

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6. The owners of parcel "B" agree that they shall indemnify and hold harmless the owners of parcel "A" for any and all claims arising from this easement.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

DEC - 6 1999

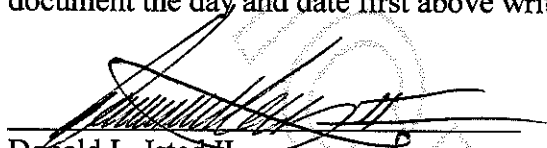
Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

*[Signature]*



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IN WITNESS WHEREOF, the undersigned declarants have executed this document the day and date first above written.

  
Donald L. Isted II

  
Shawna B. Isted

STATE OF WASHINGTON )

) ss

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Shawna Isted is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.



November 2, 1999  
Typed/printed notary name Caryn LaCombe

Residing at Bellingham, WA

My appointment expires 10-15-2002

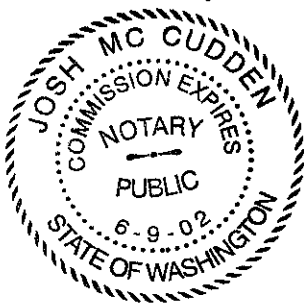
STATE OF WASHINGTON )


) ss

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that DONALD L ISTED II is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 12/3/99, 19\_\_



  
Typed/printed notary name JOSH MCCUDDEN

Residing at BELLINGHAM

My appointment expires 6-9-02



**EXHIBIT A  
PARCEL A  
ISTED PROPERTY  
THE BURDENED OR SERVIENT ESTATE**

Lot 3, PLAT OF CANDICE WIDMYER, according to the plat thereof  
recorded in Volume 16 of Plats, pages 212-213, records of Skagit County,  
Washington.

Situate in Skagit County, Washington.

**EXHIBIT B**  
**PARCEL B**  
**THE HENDRICKSON PROPERTY**  
**THE BENEFITTED OR DOMINANT ESTATE**

Lot 4, PLAT OF CANDICE WIDMYER, according to the plat thereof  
recorded in Volume 16 of Plats, pages 212-213, records of Skagit County,  
Washington.

Situate in Skagit County, Washington.



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