

Return Address:

Cary Hamilton  
320 N. Central  
Sedro Woolley, WA 98284



200009130067  
Skagit County Auditor  
9/13/2000 Page 1 of 6 12:13:29PM

LAND TITLE COMPANY OF SKAGIT COUNTY

DOCUMENT TITLE(S) (for transactions contained therein):

1. Grant of Easement
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

(on page\_\_ of document(s))

Grantor(s)

1. Fred L. Lahrmann
- 2.
- 3.
- 4.

37239  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

Additional Names on page of document.

Grantee(s)

1. Cary Hamilton
2. Heidi Hamilton
- 3.
- 4.

SEP 13 2000  
Amount Paid \$ 306.00  
Skagit Co. Treasurer  
By Deputy

Additional Names on page of document.

Legal Description (abbreviated i.e. lot, block, plat or section, township, range)

N. 1/2 of S. 1/2 of SE 1/4, 6-35-5 EWM

Additional legal is on page of document.

Assessor's Property Tax Parcel/Account Number 350506-4-006-0400/P112517

350506-4-006-0002/P112518; 350506-4-006-0004/P385701; 350506-4-010-0107

The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to

verify the accuracy or completeness of the indexing information provided herein.

P38583

**GRANT OF EASEMENT**

This Grant of Easement, entered into this 5th day of September, 2000, is by and between FRED LAHRMANN, a single person, hereinafter called the "GRANTOR," and CARY HAMILTON and HEIDI HAMILTON, husband and wife, hereinafter called the "GRANTEES."

WHEREAS, the GRANTOR is the owner of certain real property located in Skagit County, Washington, and desires to grant to the GRANTEES a strip of land for purposes of ingress, egress and utilities over, upon and across said real property and the GRANTEES are desirous of obtaining such an easement in perpetuity.

THEREFORE, the parties mutually agree as follows:

**1. Grant of Easement.** The Grantor hereby conveys and warrants to the Grantees a non-exclusive easement for ingress, egress and utilities over, upon and across certain real property, the legal description of which is attached hereto and marked Exhibit "A".

**2. Consideration.** The purchase price for said easement is the sum of Twenty Thousand Dollars (\$20,000.00), the receipt of which is hereby acknowledged by the GRANTOR.

**3. Easement Description.** This Grant of Easement is more particularly described on the attached Exhibit "B".

**4. Duration of Easement.** This Grant of Easement shall be perpetual in nature and shall be a covenant running with the land benefiting the parcels owned by the GRANTEES, their successors, heirs and assigns with said property being more particularly described on the attached Exhibit "C".

**5. Condition of Title.** The title to the easement strip shall be free and clear of all liens and encumbrances superior to the easement rights of the GRANTEES.



**6. Maintenance.** The GRANTEES agree to be responsible for their pro-rata share of all costs of maintaining the easement road to assure a free flow of traffic for ingress and egress purposes. Said pro-rata share is to be the proportionate share of their usage in common with all other persons utilizing said roadway strip. Any disputes should be resolved through Arbitration pursuant to the laws of the State of Washington with the prevailing party being awarded costs and reasonable attorney's fees.

DATED this 5th day of September, 2000.

Fred L. LaHrmann  
FRED LAHRMANN

ACCEPTED BY:

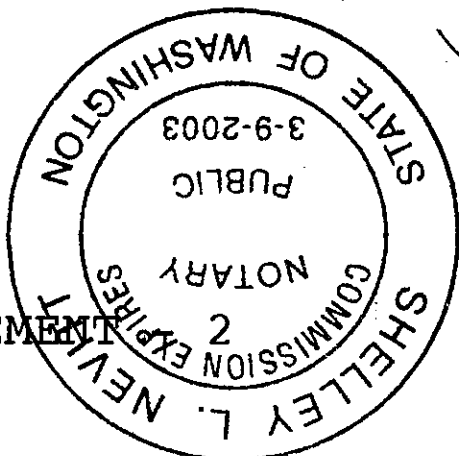
Cary Hamilton  
CARY HAMILTON

Heidi Hamilton  
HEIDI HAMILTON

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF ~~WHATCOM~~ )  
 Skagit

On this day personally appeared before me FRED LAHRMANN, 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 mentioned in the instrument.

DATED: 9-5-2000



Shelley L. Nevitt  
NOTARY PUBLIC for the State of Washington.  
My commission expires: 3-9-2003

GRANT OF EASEMENT



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**Exhibit "A"**

Lots 1, 2 and 3, Short Plat No. 96-0102, approved September 23, 1997, recorded October 17, 1997, in Book 13 of Short Plats, pages 51 and 52, under Auditor's File No. 9710170121, and being a portion of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 6, Township 35 North, Range 5 East, W.M.

Also, the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 6, Township 35 North, Range 5 East, W.M.

EXCEPT the West 45.20 feet thereof, as measured perpendicular to the West line of the said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

Situate in the County of Skagit, State of Washington.



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, Skagit County Auditor

**Exhibit "B"**

A non-exclusive easement for ingress, egress and utilities, upon, over, under, through, across and along strips of land in varying widths, being described as follows:

1.) Northwood Lane, as shown on the face of Short Plat No. 96-0102, approved September 23, 1997, recorded October 17, 1997, in Book 13 of Short Plats, pages 51 and 52, under Auditor's File No. 9710170121, and being a portion of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 6, Township 35 North, Range 5 East, W.M.

2.) The North 30 feet of that portion of Lots 2 and 3 of said Short Plat No. 96-0102, lying Easterly of Northwood Lane

3.) The North 30 feet of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 6, Township 35 North, Range 5 East, W.M.

EXCEPT the West 45.20 feet thereof, as measured perpendicular to the West line of the said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

Situate in the County of Skagit, State of Washington.



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**Exhibit "C"**

The Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH a non-exclusive easement upon, over, under, through, across and along a strip of land 40 feet in width, as conveyed in instrument recorded May 31, 1988, under Auditor's File No. 8805310033, and an Addendum to Grant of Easement recorded August 21, 2000, under Auditor's File No. 200008210069, and being described as follows:

The East 750 feet of the South 40 feet of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 6, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

