



200104180065

, Skagit County Auditor

4/18/2001 Page 1 of 4 12:05:50PM

Parcel No.: 350413-3-005-0066/P36477  
Legal Desc.: Ptn Lot 4, SP No. 93-006

LAND TITLE COMPANY OF SKAGIT COUNTY

92253

**EASEMENT**

**THE GRANTORS**, James R. Mumford II and Debora Mumford, husband and wife, for and in consideration of Granting of Easement rights and no other consideration, convey to James R. Mumford II and Debora Mumford, husband and wife, their heirs, successors and assigns a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract:

As attached hereto and by reference made a part hereof.

This easement is for the benefit of, and shall be a covenant running with the property described on Exhibit "B" attached hereto

This Easement Agreement is executed the 16 day of April, 2001.

  
James R. Mumford II

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

APR 18 2001

STATE OF WASHINGTON

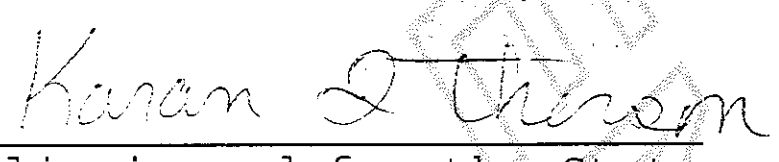
County of Skagit

} SS

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

I hereby certify that I know or have satisfactory evidence that James R. Mumford II and Debora Mumford are the persons who personally appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 16 day of April, 2001.

  
Notary Public in and for the State  
of Washington, residing at

Burlington  
My appointment expires 3-1-03



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

EASEMENT LEGAL DESCRIPTION  
FOR  
JAMES R. MUMFORD II AND DEBORA R. MUMFORD  
OF  
AN ACCESS AND UTILITY EASEMENT FROM LOT 4, SHORT PLAT No. 93-006  
TO LOT 3, SHORT PLAT No. 93-006 AS MODIFIED  
BY BOUNDARY LINE ADJUSTMENTS CONVEYED IN JANUARY 2000

February 19, 2001

A non-exclusive easement for ingress, egress and utilities over, under, and through the south 50 feet of the following described portion of Lot 4, Short Plat No. 93-006 filed in Volume 10 of Short Plats at Page 193 as modified by boundary line adjustments filed in A.F. No. 200001260010 and A.F. No. 200001260013, records of Skagit County, Washington:

Commencing at the southwest corner of said Lot 4 as originally configured; thence N00°29'49"E along the west line thereof, a distance of 116.30 feet to an angle point in said west line; thence N48°37'23"E along said west line, a distance of 47.88 feet to the point of beginning of this description; thence S00°29'49"W, a distance of 31.92 feet; thence S89°33'18"E, a distance of 116.80 feet; thence N00°29'49"E, a distance of 60.00 feet; thence N89°33'18"W, a distance of 76.80 feet; thence N00°29'49"E, a distance of 25.00 feet; thence N89°33'18"W, a distance of 15.00 feet; thence S00°29'49"W, a distance of 25.00 feet; thence N89°33'18"W, a distance of 25.00 feet; thence S00°29'49"W, a distance of 28.07 feet to the point of beginning of this description.

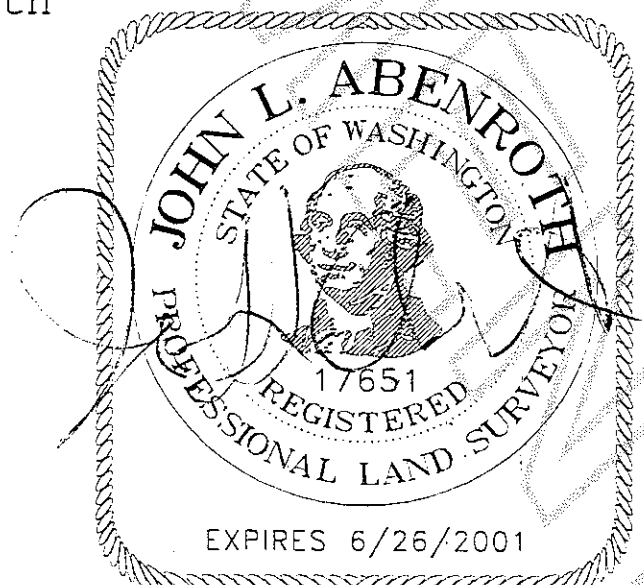
TOGETHER WITH a non-exclusive easement for utilities over, under and through that portion of the above described parcel lying north of the north line of the south 50 feet thereof.

Situated in Skagit County, Washington.



200104180065  
Skagit County Auditor

4/18/2001 Page 2 of 4 12:05:50PM



4/9/01

**Exhibit "B"**

Lot 3, Short Plat No. 93-006, approved May 13, 1993, recorded May 19, 1993 in Volume 10 of Short Plats, page 193, under Auditor's File No. 9305190015, and being a portion of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 35 North, Range 4 East, W.M.

EXCEPT a strip of land 10 feet wide lying Southerly of, adjacent to, and contiguous with the South line of Lot 1 of said Short Plat No. 93-006 between the Southerly extensions of the East and West line of said Lot 1;

ALSO, EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Lot 3;  
thence South  $00^{\circ}29'49''$  West, along the East line thereof, a distance of 155.00 feet to an angle point in said East line;  
thence South  $48^{\circ}37'23''$  West, along said East line, a distance of 42.10 feet;  
thence North  $00^{\circ}29'49''$  East, a distance of 183.07 feet to the North line of said Lot 3;  
thence South  $89^{\circ}33'18''$  East, along said North line, a distance of 31.35 feet to the point of beginning.

TOGETHER WITH the East 11.55 feet of Lot 2 of said Short Plat No. 93-006, and

TOGETHER WITH that portion of Lot 4 of said Short Plat No. 93.006, described as follows:

Beginning at the Southwest corner of said Lot 4;  
thence North  $00^{\circ}29'49''$  East, along the West line thereof, a distance of 116.30 feet to an angle point in said West line;  
thence North  $48^{\circ}37'23''$  East, along said West line, a distance of 47.88 feet;  
thence South  $00^{\circ}29'49''$  West, a distance of 31.92 feet;  
thence South  $89^{\circ}33'18''$  East, a distance of 116.80 feet;  
thence South  $00^{\circ}29'49''$  West, a distance of 116.30 feet to the South line of said Lot 4;  
thence North  $89^{\circ}33'18''$  West, along said South line, a distance of 152.45 feet to the point of beginning.

Situate in the County of Skagit, State of Washington



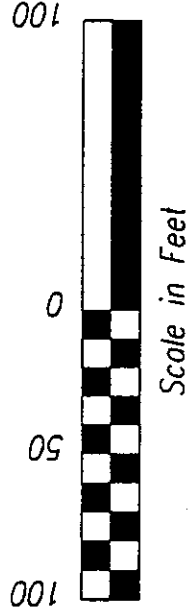
200104180065  
Skagit County Auditor

BOUNDARY LINE ADJUSTMENT  
AND EASEMENT EXHIBIT MAP  
FOR JAMES R. MUMFORD II  
A PORTION OF LOT 1 TO BE AGGREGATED  
WITH LOT 3  
SHORT PLAT No. 93-006

SKAGIT SURVEYORS & ENGINEERS  
806 Metcalf Street  
Sedro-Woolley, WA 98284  
Phone: (360) 855-2121  
FAX: (360) 855-1658



200104180065  
Skagit County Auditor



CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	477.00'	06°07'10"	50.95'

