

AFTER RECORDING RETURN TO:

William R. Allen
504 East Fairhaven, Suite 201
Burlington, WA 98233



200108080098

, Skagit County Auditor

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Abbrev. Leg. Ptn Lots 5 and 6, STOCKFLETHS SKYRIDGE, Vol. 9, p. 42
Tax Acct. Nos. 4021-000-005-0002/ P69750; 4021-000-006-0001/ P69751;
Grantor Dixon, Donald and Alexandra
Grantee/Grantor Killien, Michael and Mary

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 08 2001

**GRANT OF EASEMENT
WITH PROVISION FOR MAINTENANCE**

Amount Paid \$56.61
By: Skagit County Treasurer
Deputy

This easement grant and maintenance agreement is made by and between Donald S. Dixon and Alexandra J. Dixon, husband and wife, (hereafter "Dixon") and Michael J. Killien and Mary F. Stubbs Killien, husband and wife, (hereafter "Killien") as follows:

RECITALS

A. Donald S. Dixon and Alexandra J. Dixon, husband and wife, are owners of property fully described on EXHIBIT A, which is attached hereto and by this reference incorporated herein, hereafter described as "the Dixon property" or "the servient property."

B. Michael J. Killien and Mary F. Stubbs Killien, husband and wife, are owners of property fully described on EXHIBIT B, which is attached hereto and by this reference incorporated herein, hereafter described as "the Killien property" or "the dominant property."

GRANT OF ACCESS EASEMENT

GRANTORS, Donald S. Dixon and Alexandra J. Dixon, husband and wife, in consideration of ten dollars and other good and valuable consideration in hand paid, hereby grant to the GRANTEES, Michael J. Killien and Mary F. Stubbs Killien, husband and wife, a nonexclusive easement for ingress and egress over, under and across that portion of Dixon property described on EXHIBIT C, which is attached hereto and incorporated by this reference, hereafter referred to as the "Easement Area." The easement is granted for the benefit of Killien property, which is described on EXHIBIT B.

COVENANTS

The parties hereto agree and covenant as follows:

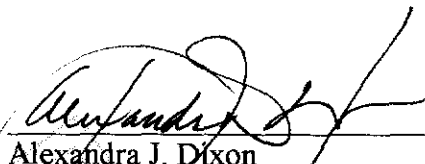
The easement is granted for access only. No parking will be permitted within the easement area.

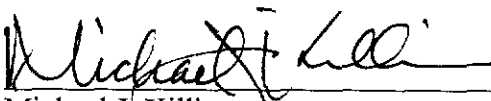
The grantees herein (Killien) will bear the expense of initial modifications and improvements to the driveway necessary to provide access to their property and will also bear the expense of landscaping the area adjacent to the easement. Thereafter, the expenses of maintaining, repairing and replacing the driveway will be shared equally by the owners of the two properties.

The covenants herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof.

Dated AUGUST 7, 2001.


Donald S. Dixon


Alexandra J. Dixon


Michael J. Killien


Mary F. Stubbs Killien

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DONALD S. DIXON AND ALEXANDRA J. DIXON 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 August 7, 2001

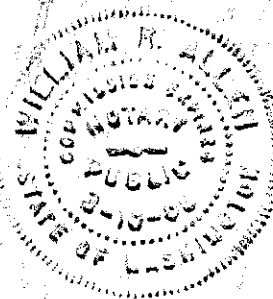


William R Allen
Typed/printed notary name WILLIAM R ALLEN
Residing at BURLINGTON
My appointment expires 3/10/02

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MICHAEL J. KILLIEN AND MARY F. STUBBS KILLIEN 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 August 7, 2001



William R Allen
Typed/printed notary name WILLIAM R. ALLEN
Residing at BURLINGTON
My appointment expires 3/10/02



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UNOFFICIAL DOCUMENT

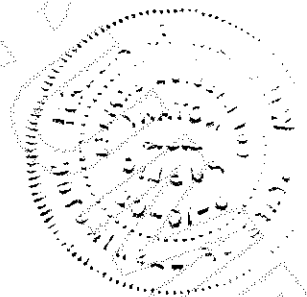
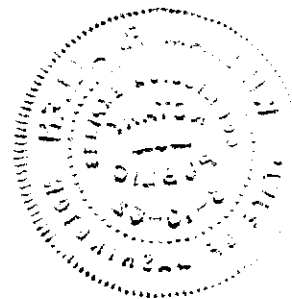


EXHIBIT A

Tract 6, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT", as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington, which premises are in the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at a point on the East line of said subdivision, which point bears North 00 degrees 14' West a distance of 441.77 feet from the Southeast corner of said subdivision and also bears South 00 degrees 14' East a distance of 867.36 feet from the Northeast corner of said subdivision; thence continuing North 00 degrees 14' West along the East line of said subdivision a distance of 129.52 feet; thence South 80 degrees 58'45" West a distance of 212.94 feet to a point on the East right-of-way line of a 40.00-foot county road; thence South 05 degrees 27'30" West along the said East right-of-way line of said 40.00-foot county road a distance of 132.20 feet; thence North 80 degrees 58'45" East a distance of 226.20 feet to the point of beginning;

TOGETHER WITH that portion, lying within a tract of land in the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., being a portion of Tract 5, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT", as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Northeast 1/4 of the Northeast 1/4; thence North 01 degrees 08'06" East along the East line of said subdivision a distance of 406.30 feet to the point of beginning; thence continuing along said East line North 01 degrees 08'06" East a distance of 35.47 feet to the Northeast corner of said Lot 5; thence South 82 degrees 19'06" West along the North line of said Tract 5 a distance of 225.67 feet to the Northwest corner of said Tract 5 and the East margin of Olympic Place as shown on said Assessor's Plat; thence North 88 degrees 38'19" East a distance of 223.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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EXHIBIT B

A portion of Tract 5, ASSESSOR'S PLAT OF STOCKFLETH'S SKYRIDGE, according to the plat thereof recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington, which premises are in the Northeast Quarter of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the East line of said subdivision a distance of 256.9 feet North of the Southeast corner thereof; thence North $0^{\circ}14'$ West along the East line of said subdivision a distance of 149.4 feet; thence West a distance of 223.4 feet to the East right-of-way line of a 40.0 feet private road; thence South $5^{\circ}27'30''$ West along said road right-of-way line a distance of 75.6 feet to the P.C. of a 15° curve to the left; thence following said 15° curve right-of-way line a distance of 100.0 feet to the P.R.C. of a $27^{\circ}58'$ curve to the right; thence following said $27^{\circ}58'$ curve right-of-way line to the right a distance of 73.0 feet to the Puget Sound Power and Light Co. transmission line; thence North $73^{\circ}32'30''$ East along said transmission line a distance of 43.8 feet to an angle point in said line; thence North $64^{\circ}31'30''$ East along said transmission line to the true point of beginning;

EXCEPT that portion, if any, lying within a tract of land in the Northeast Quarter of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, being a portion of Tract 5, STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT, recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence North $01^{\circ}08'06''$ East along the East line of said subdivision a distance of 406.30 feet to the point of beginning; thence continuing along said East line North $01^{\circ}08'06''$ East a distance of 35.47 feet to the Northeast corner of said Lot 5; thence South $82^{\circ}19'06''$ West along the North line of said Tract 5 a distance of 225.67 feet to the Northwest corner of said Tract 5 and the East margin of Olympic Place as shown on said Assessor's Plat; thence North $88^{\circ}38'19''$ East a distance of 223.00 feet to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -

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EXHIBIT C
Easement Area

Easement Description Dixon to Killien

An easement for ingress and egress over and across portions of Lots 5 and 6 Stockfleth's Skyridge Assessor's Plat, as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington and being more particularly described as follows:

Commencing at the Southwest corner of said Lot 6, Stockfleth's Skyridge Addition;

thence North 5°27'30" East 10.00 feet along the westerly line of said Lot 6, also being the easterly right-of-way margin of Olympic Place to the TRUE POINT OF BEGINNING;

thence continue North 5°27'30" East 35.00 feet along said westerly line of Lot 6;

thence South 39°09'42" East 4.36 feet;

thence South 60°31'48" East 20.66 feet;

thence North 88°21'34" East 14.63 feet;

thence North 76°26'49" East 53.63 feet;

thence South 10°21'45" East 16.00 feet;

thence South 34°40'04" West 8.00 feet;

thence South 13°41'36" West 8.00 feet;

thence South 33°41'29" East 17.00 feet, more or less, to the South line of that certain parcel described on Statutory Warranty Deed to Donald S.

Dixon and Alexandra J. Dixon, husband and wife, recorded under Skagit County Auditor's File Number 200106060052;

thence South 89°59'57" West along said South line, called South 88°38'19" West on previous descriptions, 27.05 feet;

thence North 31°20'01" West 15.50 feet;

thence North 70°26'19" West 6.00 feet;

thence South 76°26'49" West 15.00 feet;

thence South 87°32'03" West 41.40 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

This description is based upon that certain Record of Survey map recorded under Skagit County Auditor's File Number 9810050095.



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