

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273



200108140098
Skagit County Auditor
8/14/2001 Page 1 of 2 12:26:06PM

Grantor: Mae Greathouse

Grantee: Dixie Procter

Legal Description: N 1/2 S 1/2 NE 1/4 S/36 T/36N R/4 EWM

Assessor's Property Tax Parcel or Account No.: P 50774

Reference Nos of Documents Assigned or Released: N/A

Conveyance: Grant of Easement

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 14 2001

Amount Paid \$
Skagit Co. Treasurer
By Deputy

GRANT OF EASEMENT

In consideration of the settlement of Skagit County Cause No. 00-2-00852-2, Mae Greathouse, Grantor, hereby grants to Dixie Procter, Grantee, and her heirs, successors and assigns, a perpetual non-exclusive easement for access purposes over and across an existing road traversing Grantor's real property, such property being described as follows:

The North 1/2 of the South 1/2 of the Northeast 1/4 of Section 36, Township 36 North, Range 4 E.W.M., located within Skagit County, Washington.

The easement herein granted benefits Grantee's property, particularly described as follows:

That portion of Section 36, Township 36 North, Range 4 E.W.M. described as follows:

That portion of the Northwest quarter lying Southeasterly of the right of way of the Northern Pacific Railway Company; TOGETHER WITH the south half of the Southwest quarter of the Northeast quarter and the South 40 feet of that portion of the North half of the South half of the Southeast quarter of the Northeast quarter lying West of the center line of a small stream known as "Whisky Creek", running approximately North and South through the center of said subdivision.

The easement herein granted shall be limited in scope as follows:

1. Grantee shall use the roadway, on an occasional basis, for purposes of access to the back portion of her property. The roadway shall not be available for access to future development of any kind, nor shall it be used for any commercial purpose or for the benefit of any third party.

2. Grantee shall be responsible for keeping the roadway clear of brush, fallen trees, or other obstructions, provided that the width or route of the roadway itself shall not be modified. Grantee may maintain the roadway, but shall make no improvements thereto.
3. Grantee shall not damage or remove any vegetation from areas adjacent to the roadway. If such vegetation is accidentally damaged, Grantee shall promptly replace the same. Grantee shall be entitled to that portion of a fallen tree or trees which lie on the roadway, with the remainder of such tree or trees belonging to Grantor.
4. Grantor may erect or maintain a fence, or fences, across the roadway, provided that an appropriate gate be installed such that Grantee's use of the roadway not be unreasonably impaired. Grantee shall pay for the gate(s). The gate(s) may be locked, provided that Grantee is able to unlock the gate(s) when the roadway is used. In that event, Grantee shall lock the gate(s) when the roadway is not in use.
5. Grantee shall give prior notice to Grantor when the roadway is to be used. Generally speaking, the notice would consist of a phone call or message with Grantor.

GRANTOR:

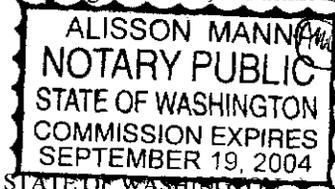
Mae Greathouse
MAE GREATHOUSE

GRANTEE:

Dixie Procter
DIXIE PROCTER

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

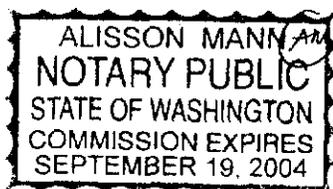
On this 6th day of August, in the year 2001, before me personally appeared Mae Greathouse, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.



STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

Alisson Mann
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Cummins Island
My commission expires: 09/19/2004
Printed Name: ALISSON MANN

On this 6th day of August, in the year 2001, before me personally appeared Dixie Procter, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.



Alisson Mann
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Cummins Island
My commission expires: 09/19/2004
Printed Name: ALISSON MANN



200108140098
, Skagit County Auditor