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AFTER RECORDING RETURN TO:

Joe Engberg
18009 Hwy 9
Mount Vernon, WA 98274



200109140142
Skagit County Auditor

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Abbrev. Leg. Lots 14-17, Blk 11, Reserve Addn to Town of Montborne, Vol. 2, p. 59
Tax Acct. Nos. 4136-011-015-0000; 4136-011-017-0007
Grantor/Grantee. Engberg, Joseph and Khirstie

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ACCOMMODATION RECORDING

B18416 ✓

DECLARATION OF EASEMENT

RECITALS

Joseph W. Engberg and Khirstie A. Engberg, husband and wife, are owners of the property fully described as Parcels 1 and 2 on EXHIBIT A, which is attached hereto and by this reference incorporated herein.

It is their intent, by this instrument, to create an easement for access and utilities over a portion of Parcel 2, described on EXHIBIT A, for the benefit of Parcel 1, described on EXHIBIT A.

ACCESS AND UTILITY EASEMENT

GRANTORS, Joseph W. Engberg and Khirstie A. Engberg, husband and wife, as owners of Parcel 2, fully described on EXHIBIT A, in consideration of the mutual agreements, covenants and easements herein, and for no monetary consideration, hereby grant to themselves, Joseph W. Engberg and Khirstie A. Engberg, husband and wife, as owners of Parcel 1, as described on EXHIBIT A, a nonexclusive easement for ingress, egress, and utilities over, under and across that portion of said Parcel 2 lying within a strip of land 20 feet wide, being 10 feet each side of the centerline of an existing driveway, as now constructed, running in a generally easterly direction across the southeasterly portions of said Parcel 2

The easement is granted for the benefit of the property, which is described as Parcel 1 on EXHIBIT A.

A sketch showing the approximate location of the driveway and easement is attached hereto as EXHIBIT B.

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.

Signatures and acknowledgments on page 2

EXHIBIT A

PARCEL 1

Lots 14 and 15, Block 11, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington;

TOGETHER WITH that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle lake Shore and Eastern Railway), lying easterly of the centerline of said right of way and between the southwesterly extension of the southeasterly line of Lot 14, Block 11, and the southwesterly extension of the southeasterly line of Lot 16, Block 11, as said lines are delineated on the plat of RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

PARCEL 2

Lots 16 and 17, Block 11, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, together with those portions of adjoining Walker Street which, if vacated by operation of law, would attach thereto;

TOGETHER WITH , that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle lake Shore and Eastern Railway), lying easterly of the centerline of said right of way and between the southwesterly extension of the southeasterly line of Lot 16, Block 11, and the westerly extension of the Northerly line of Walker Street, as said lines are delineated on the plat of RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

Situate in Skagit County, Washington.



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