

AFTER RECORDING RETURN TO:

Name Stephen/Andrea Garcia
Address 22199 Grip Road
City, State, Zip Sedro-Woolley, WA 98284



200201170094
Skagit County Auditor

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Grantor. Mohlin, Ivan and Mildred, and Hanson, Barbara B.
Grantee. Garcia, Stephen and Andrea
Abbrev.Leg. Ptn of the SW1/4 of the SE1/4 of Sec. 35, T36N, R4E, WM
Tax Acct. Nos. 360435-4-007-0008/ P50739; 360435-4-004-0009/ P50679

GRANT OF EASEMENT

THE GRANTOR Ivan Mohlin, who also appears of record as Ivan S. Mohline, and Millie Mohlin, who also appears of record as Mildred Mohline and Edith Mohlin, husband and wife, and Barbara B. Hanson, as her separate estate, in consideration of the mutual covenants and agreements contained herein, and for no monetary consideration, conveys and quitclaims to

THE GRANTEE Stephen Garcia and Andrea Garcia, husband and wife,

an easement for septic tank drainfield, as described and set forth below

Grantors are owners of property fully described on EXHIBIT A, which is attached hereto and by this reference incorporated herein, hereafter described as "Grantor's property," and being the servient, or burdened property.

Grantees are owners of property fully described on EXHIBIT B, which is attached hereto and by this reference incorporated herein, hereafter described as "Grantee's property," and being the dominant, or benefited property.

Grantors hereby convey and grant to Grantees an easement over, under and through that portion of Grantor's property described on EXHIBIT C, which is attached hereto and by this reference incorporated herein, hereafter referred to as the "Easement Area." The easement is granted for the installation, maintenance, repair and replacement of a septic tank drainfield within the easement area, together with rights of access across the Grantor's property as reasonably necessary for installation, maintenance, repair and/or replacement of the septic tank drainfield within the easement area.

RESERVATION OF RIGHTS. The Grantors may use the easement area for any purpose that is not inconsistent with the use, maintenance, and repair of Grantee's septic

tank drain field The Grantors agree that no digging, tunneling or other activity will be conducted within the easement area that would disturb or damage a buried drainfield line or lines.

RESTORATION OF EASEMENT AREA. Grantee agrees that, following any digging or other activities in connection with the installation, maintenance or replacement of a drainfiled line or lines within the easement area, grantee will restore the area to a like condition as existed prior to grantee's actions.

COVENANTS TO RUN WITH THE LAND. 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 JAN 12, 2002.

Barbara B. Hanson
Barbara B. Hanson

Ivan Mohlin / Millie Mohlin
Ivan Mohlin / Millie Mohlin

Stephen Garcia / Andrea Garcia
Stephen Garcia / Andrea Garcia

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 17 2002

Amount Paid \$
Skagit Co. Treasurer
By BJ Deputy

GarciaEasement

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STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that

STEPHEN GARCIA AND ANDEA GARCIA 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 1/12, 2002.



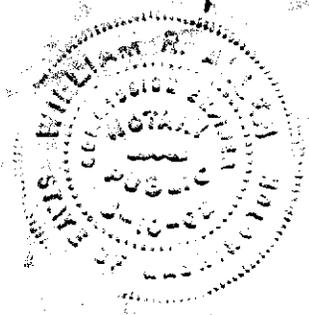
William R Allen
Typed/printed notary name WILLIAM R ALLEN
Residing at BURLINGTON
My appointment expires 3/10/02

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that

Barbara Hanson 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.

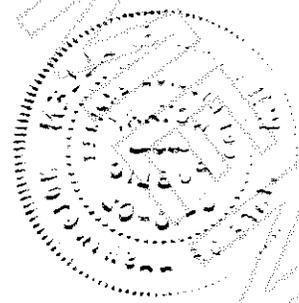
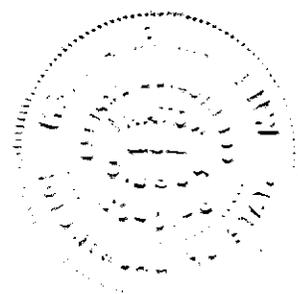
Dated 1/12, 2002.



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



STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that

IVAN MOHLIN and MILDRED MOHLIN 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 1/12, 2002.



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)

I certify that I know or have satisfactory evidence that

_____ 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 _____, 2002.

Typed/printed notary name _____
Residing at _____
My appointment expires _____

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**EXHIBIT A
GRANTORS PROPERTY
The Servient Estate, or Burdened Property**

That portion of the West Half of the Southwest Quarter of the Southeast Quarter of Section 35, Township 36 North, Range 4 East, W.M., lying Southerly of the Burlington Northern Railroad right of way (formerly the Northern Pacific right of way);

EXCEPT the West 330 feet of the South 264 feet thereof;

AND EXCEPT the South 150 feet of the East 135 feet of the West 465 feet thereof;

AND ALSO EXCEPT the Gripp County Road running along the South line thereof.

Situate in Skagit County, Washington.

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**EXHIBIT B
GRANTEE'S PROPERTY
The Dominant Estate, or Benefited Property**

The South 150 feet of the East 135 feet of the West 465 feet of the Southwest Quarter of the Southeast Quarter of Section 35, Township 36 North, Range 4 East, W.M.,

EXCEPT the as built and existing county road running along the South line thereof commonly known as Grip Road.

Situate in Skagit County, Washington.



**EXHIBIT C
EASEMENT AREA**

That portion of the West Half of the Southwest Quarter of the Southeast Quarter of Section 35, Township 36 North, Range 4 East, W.M., lying Southerly of the Burlington Northern Railroad right of way (formerly the Northern Pacific right of way), described as follows:

Beginning at the Northwest corner of the South 150 feet of the East 135 feet of the West 465 feet of said Southwest Quarter of the Southeast Quarter of Section 35, Township 36 North, Range 4 East, W.M. (being the Northwest corner of the Grantee's property described on Exhibit B above);

Thence North along the East line of the West 330 feet of said Southwest Quarter of the Southeast Quarter a distance of 50 feet;

Thence East a distance of 50 feet;

Thence South 50 feet to the North line of the South 150 feet of the East 135 feet of the West 465 feet of said Southwest Quarter of the Southeast Quarter;

Thence West along said North line a distance of 50 feet to the point of beginning.

Situate in Skagit County, Washington.

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