

AFTER RECORDING RETURN TO:

LAUNDED GENTRY DEVP.
504 E. FAIRHAVEN AVE.
BURLINGTON, WA 98233



200210010019

Skagit County Auditor

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Grantor.	Muzzuco, Kevin
Grantee.	Moss, Kelly
Abbrev. Leg.	Tract B, Short Plat No. 61-74, AFN 810202; Ptn East ½ of Tract 35, BURLINGTON ACREAGE PROPERTY, Vol. 1, p.49
Tax Acct. No.	3867-000-035-0708; 3867-000-035-1102

GRANT OF EASEMENT

The Grantor is Kevin J. Muzzuco, a single man. The Grantee is Kelly Ellen Moss, a single woman.

The Grantor is the owner of property fully described as Parcel 1 on EXHIBIT A, which is attached hereto and by this reference incorporated herein (hereafter called the "Muzzuco property").

The Grantee is the owner of the property fully described as Parcel 2 on EXHIBIT A, which is attached hereto and by this reference incorporated herein (hereafter called the "Moss property").

The Grantor intends to grant an easement to the grantee and to the present and future owners of the Moss property for installation, maintenance, repair and replacement of a driveway for the benefit of the Moss property.

THEREFORE, the Grantor, Kevin J. Muzzuco, a single man, for and in consideration of mutual agreements and covenants between the parties hereto, grants, conveys and quitclaims to the Grantee, Kelly Ellen Moss, a single woman, and the present and future owners of the Moss property, an easement in, over and through the that portion of the Muzzuco property described below, for the purpose of a driveway for ingress and egress to and from the Moss property, together with the right to install, maintain, repair and replace said driveway. The easement area is described as follows:

Commencing at the Southwest corner of said Parcel 1, as described on Exhibit A, attached hereto, being the true point of beginning;
Thence South 89°56'14" East along the South line of said Parcel one, for 20.15 feet;
Thence North 63°33'27" West 15.00 feet;
Thence North 25°52'37" West 15.00 feet to the West line of said Parcel 1;
Thence South 00°30'10" West 20.15 feet to the true point of beginning.

A sketch of the easement area 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.

Dated Sept 28, 2002

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

[Signature]
Kevin J. Mazzucco

SEP 30 2002

STATE OF WASHINGTON)
COUNTY OF) ss)

Amount Paid \$ 0
By Skagit Co. Treasurer: [Signature] Deputy

I certify that I know or have satisfactory evidence that Kevin J. Mazzucco 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 Sept 28, 2002



Typed/printed notary name Terry L. Findley
Residing at Mount Vernon
My appointment expires Sept. 13, 2004



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EXHIBIT A
Descriptions

Parcel 1

Mazucco property, the burdened or servient property

TRACT "B" OF SHORT PLAT #61-74 RECORDED UNDER AF#810202; BEING A PORTION OF TRACT 35, OF "PLAT OF BURLINGTON ACREAGE"; EXCEPT THAT PORTION OF SAID TRACT "B" LYING WITHIN THE SOUTH 82 FEET OF THE WEST 24.39 FEET OF THE EAST 149.39 FEET OF THE NORTH 184 FEET OF SAID TRACT 35; TOGETHER WITH THE WEST 25 FEET OF THE EAST 385 FEET OF THE NORTH 184 FEET OF TRACT 35 OF THE "PLAT OF BURLINGTON ACREAGE."

Parcel 2

Moss property, the benefited or dominant property

Parcel "A":

That portion of the East 1/2 of Tract 35, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of Fairhaven Avenue, 134 feet East of the West line of the East 1/2 of Tract 35; thence East on the North line of Fairhaven Avenue, 140 feet; thence North, 150 feet; thence East, 100 feet; thence North to a point 184 feet South of the North line of Tract 35; thence West, 120 feet; thence North, 184 feet to the North line of Tract 35; thence West, 120 feet, more or less, to a point 134 feet East of the West line of the East 1/2 of said Tract 35; thence South to the point of beginning.

EXCEPT that portion thereof lying in the West 25 feet of the East 385 feet of the North 184 feet of said Tract 35, as conveyed to Richard A. Cuperius, by Deed recorded May 3, 1976, under Auditor's File No. 834279, records of Skagit County, Washington.

Parcel "B":

The East 8 feet of the West 134 feet of the East 1/2 of that portion of Tract 35, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington, lying South of the Easterly extension of the South line of Lot 8, Block 3, "KLOKE'S ADDITION TO BURLINGTON", as per plat recorded in Volume 7 of Plats, Page 40, records of Skagit County, Washington, and lying North of the South line of Fairhaven Avenue as established.

MazuccoMossEasement

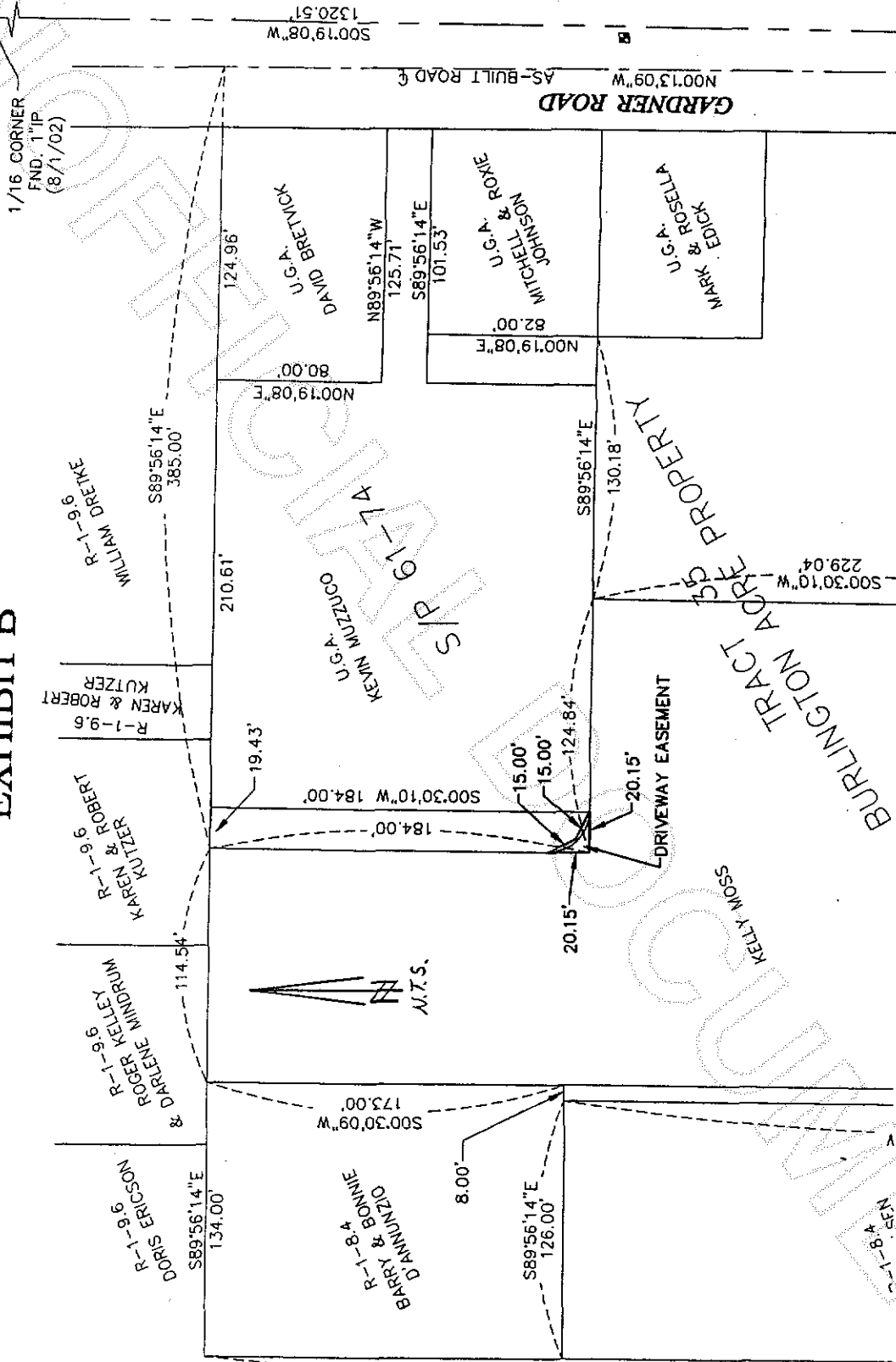


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EXHIBIT B



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