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Skagit County Auditor

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AIKEN & FINE, P.S.  
2131 Second Avenue  
Seattle, WA 98121

Document Title: Easement  
Grantor: John R. Sipe and Diana M. Sipe  
Grantee: Arthur O. Beck and Barbara A. Beck  
Tax Parcel ID #'s: P41325 and P41434

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

ISLAND TITLE CO.

C22659

**EASEMENT**

OCT 28 2002

This Easement is dated for reference this 24<sup>th</sup> day of September, 2002.

Amount Paid \$   
By Deputy

**DEFINITIONS**

The following definitions apply to the defined terms for all purposes herein.

**Grantor:** JOHN R. SIPE and DIANA M. SIPE, husband and wife

**Grantee:** ARTHUR O. BECK and BARBARA A. BECK, husband and wife

**Dominant Estate:**

That portion of the East Half of the Northwest Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian described as follows:

Beginning at a point 1,072 feet South and 700 feet West of the Northwest corner of the Northwest Quarter of said section, said point being the Southeast corner of that certain 12-foot strip reserved by F.A. Ramey and Pauline Ramey in deed filed under Auditor's File No. 430178, records of Skagit County, Washington;  
Thence South a distance of 138.00 feet to the Southwest corner of that certain tract described in deed to F.M. and Mary L. Foster filed under Auditor's File No. 146372, records of Skagit County, Washington;  
Thence East along the South line of said Foster Tract a distance of 86.00 feet;  
Thence North parallel with the West line of said Foster Tract a distance of 156.00 feet;  
Thence Southwesterly a distance of 87.73 feet to the point of beginning.

**Servient Estate:**

That portion of the East Half of the Northwest Quarter of Section 17, Township 35 North,

Range 6 East of the Willamette Meridian, described as follows:

Beginning at the point 1,210 feet South and 700 feet West of the Northeast corner of the Northwest Quarter of said Section 17;  
Thence South a distance of 150 feet;  
Thence East a distance of 120 feet;  
Thence North a distance of 150 feet;  
Thence West a distance of 120 feet to the point of beginning, all lines running parallel with the Government Survey.

ALL Situated in Skagit County, Washington.

**Substitute Servient Estate:**

A portion of the East 1/2 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M., being a portion of Lot B, of the Revised Sutton Short Plat No. 2-01-93, as recorded May 11, 1993, in Volume 10 of Short Plats, page 191, records of Skagit County, Washington, as described as follows:

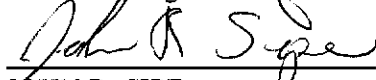
Beginning at a point which is 700 feet West and 1190 feet South of the Northeast corner of said Northwest 1/4; thence North 87 degrees 27'04" West along the boundary of said Lot B, a distance of 25.00 feet; thence South 48 degrees 58'47" East, a distance of 6.43 feet; thence South 02 degrees 03'18" West, a distance of 16.00 feet to an angle point on the boundary of Lot B, which is 720 feet West and 1210 feet South of the Northeast corner of said Northwest 1/4; thence North 87 degrees 27'04" East along the boundary of Lot B, a distance of 20.00 feet; thence North 02 degrees 03'18" East along the boundary of Lot B, a distance of 20.00 feet to the point of beginning.

**GRANT OF EASEMENT**

Grantor does hereby grant and convey to Grantee for the benefit of the Dominant Estate a nonexclusive easement for ingress, egress and utilities over, under and above the following described property:

The West 25 feet of the North 20 feet of the Servient Estate.

The easement herein granted shall run with the land for the benefit of Grantee and Grantee's successors in interest to the Dominant Estate and shall be binding on the Grantor and the successors in interest of Grantor to the Servient Estate; *provided that*; in the event there shall be perfected an easement over the Substitute Servient Estate that is consistent in all material aspects with the easement granted herein, the easement granted herein shall terminate.

  
JOHN R. SIPE

  
DIANA M. SIPE

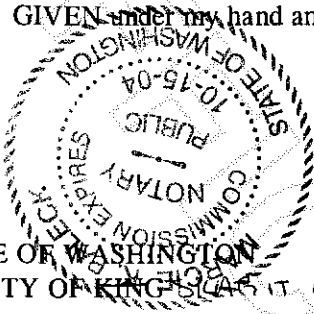


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STATE OF WASHINGTON  
COUNTY OF KING SKAGIT MKP

On this day personally appeared before me JOHN R. SIPE, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledging that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal \_\_\_\_\_.



Marcie K. Paleck

Notary Public in and for the State of Washington

Appointment Expires: Oct. 15 2004

Printed Name: \_\_\_\_\_

MARCIE K. PALECK

STATE OF WASHINGTON  
COUNTY OF KING SKAGIT MKP

On this day personally appeared before me DIANA M. SIPE, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledging that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal \_\_\_\_\_.



Marcie K. Paleck

Notary Public in and for the State of Washington

Appointment Expires: Oct. 15 2004

Printed Name: \_\_\_\_\_

MARCIE K. PALECK



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