

UNRECORDED



200303040111
Skagit County Auditor

Parcel No.: 3941-000-057-0008/P67128
Legal Desc.: Ptn Lots 56 & 57, Big Lake Waterfront Trs.

M-13652

EASEMENT

THE GRANTORS, Matthew Mihelich and Tristin Mihelich, husband and wife, for and in consideration of Granting of Easement rights and no other consideration, convey to Eric J. DeJong and Kyann M. DeJong, husband and wife, **THE GRANTEES**, and to their heirs, successors and assigns in ownership of the property described on Exhibit "B" attached hereto, a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract:

The Northeasterly 45 feet of the Northwesterly ⁷⁰~~40~~ feet of the property described on Exhibit "A" attached hereto and by reference made a part hereof. *n/n /jam*

This Easement Agreement is executed the 28th day of February, 2003.

Matthew J. Mihelich
Matthew Mihelich
Tristin A. Mihelich
Tristin Mihelich
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax PAID
Easement

MAR 04 2003

STATE OF WASHINGTON }
County of Skagit } SS

Amount Paid \$
Skagit County Treasurer
By: *MEM* Deputy

I hereby certify that I know or have satisfactory evidence that Matthew Mihelich and Tristin Mihelich are the persons who personally appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 28th day of February, 2003.

SHARON R. ANTHONY
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-8-2005

Sharon R. Anthony
Notary Public in and for the State
of Washington, residing at
Mount Vernon
My appointment expires *9-6-2005*

Exhibit "A"

That portion of Lots 56 and 57, Plat 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", as per plat recorded in Volume 5 of Plats, pages 5 and 6, records of Skagit County, Washington, described as follows:

Beginning at a Radar & Leonard rebar and cap at the Southeast corner of Lot 57 of said Lakeview Tracts;
thence North $70^{\circ}37'16''$ West, along the Southerly line thereof, a distance of 9.94 feet to the true point of beginning;
thence continuing along said Southerly boundary North $70^{\circ}36'16''$ West, a distance of 205.97 feet to the Southwest corner of said Lot 57;
thence North $25^{\circ}52'35''$ East, along the Westerly line of said Lots 57 and 56, a distance of 146.93 feet;
thence South $53^{\circ}55'23''$ East, a distance of 143.85 feet;
thence South $40^{\circ}38'36''$ East, a distance of 57.78 feet;
thence South $18^{\circ}14'12''$ West, a distance of 75.80 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract:

Beginning at the most Northerly corner of the tract herein conveyed;
thence North $25^{\circ}52'35''$ East, along the Westerly line of said Lot 56, a distance of 6.70 feet to the beginning of a 412.45 foot radius tangent curve to the left;
thence continuing along said Westerly line and the arc of said curve in a Northerly direction, through a central angle of $13^{\circ}19'57''$, an arc distance of 95.98 feet;
thence South $07^{\circ}45'35''$ West, a distance of 100.07 feet;
thence South $27^{\circ}38'35''$ West, a distance of 10.25 feet to the Northerly line of the parcel herein conveyed;
thence North $53^{\circ}55'23''$ West, along said Northerly line, a distance of 20.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit "B"

That portion of Lots 55, and 56, Plat 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," as per plat recorded in Volume 5 of Plats, pages 5 and 6, records of Skagit County, Washington, described as follows:

Beginning at the Northwesterly corner of said Lot 56;
thence South $87^{\circ}38'30''$ East 114.82 feet along the North line of said Lots 56 and 55;
thence South $18^{\circ}14'54''$ East 247.27 feet to a point on the line between said Lots 55 and 56;
thence South $52^{\circ}12'00''$ West 104.26 feet to a corner of a tract described in Quit Claim Deed to Matthew Mihelich and Tristine Mihelich and recorded under Auditor's File Nos. 9512190066 and 9601080086, records of Skagit County, Washington;
thence North $40^{\circ}38'36''$ West 57.78 feet along the line of said Mihelich tract;
thence North $53^{\circ}55'23''$ West 143.85 feet along the line of said Mihelich tract to the Westerly line of said Lot 56;
thence North $25^{\circ}52'35''$ East 6.70 feet along said Westerly line to a point of curvature;
thence along the arc of said curve to the left having a radius of 412.45 feet, through a central angle of $24^{\circ}19'50''$, an arc distance of 175.15 feet to the true point of beginning.

SUBJECT TO a non-exclusive easement for ingress, egress and utilities as described in said Mihelich tract, Auditor's File Nos. 9512190066 and 9601080086.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

Situate in the County of Skagit, State of Washington.



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