



200307230064

Skagit County Auditor

7/23/2003 Page

1 of

5 10:53AM

Document Title:

Easement Agreement

Reference Number :

Grantor(s):

☐ additional grantor names on page \_\_\_\_

1. Sharon E. Williams

2.

Grantee(s):

☐ additional grantee names on page \_\_\_\_

1. Chuckanut Ridge Property Owners Association

2.

Abbreviated legal description:

☐ full legal on page(s) \_\_\_\_

SE 5-36-3

NE 8-36-3

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page \_\_\_\_

P47648

P95483

P106542

## ***EASEMENT AGREEMENT***

This is an Easement Agreement, to be effective July 17, 2003, by and between Sharon E. Williams, Grantor, and The Chuckanut Ridge Property Owners Association (CRPOA), a Washington nonprofit corporation operating under RCW 64.38, Grantee.

WHEREAS, Grantor owns three parcels of real estate bearing parcel numbers P47648, P95483, and P106542, all located in Skagit County, Washington, particularly described in the attached Exhibit A;

AND WHEREAS, CRPOA is an association of property owners who own lots near those owned by Grantor;

AND WHEREAS, the area within which the CRPOA lots are located has limited road access due to the geography of the area;

AND WHEREAS, Grantor is willing to allow access across her property in times of emergency as may be needed by CRPOA or any of the lot owners who are members thereof;

AND WHEREAS, the parties have reached an agreement as to the terms and conditions of a limited easement over Grantor's property, and that they wish to reduce their agreement to written form;

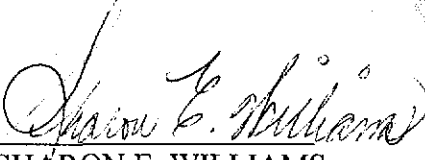
NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, IT IS HEREBY AGREED AS FOLLOWS:

1. Grantor will grant to Grantee a perpetual non-exclusive easement, running with the land, for vehicular and pedestrian ingress and egress across her property, for use in times of emergency or other dire need. The location of the easement shall be across Grantor's property in such a manner so as to provide access to an existing road originating in Larabee State Park. The easement herein created shall be suitable for the passage of emergency vehicles.
2. Grantor may re-route the access in the event she or her successors in interest decide to do so, provided that any subsequent route shall be at least as functional and usable as is the initial route, and that the purposes of this Agreement are not frustrated or impaired.



3. CRPOA has purchased and installed a gate, located on Grantor's property immediately adjacent to its boundary with property owned by the State of Washington. Grantor has approved of the installation of the gate. Grantee shall be responsible for maintenance of the gate. Grantor shall be provided with a key or other means of unlocking the gate in the event the gate is locked.
4. In addition to the roadway access as provided above, Grantor will in addition grant a perpetual easement for a helicopter landing area, in a suitable location on one or more of her lots identified herein. This landing area shall not be improved with permanent markers or beacons, and the grant herein created shall not be construed as creating any facility subject to regulation by Federal or other authorities. The landing area shall only be used in times of emergency or other dire need, for evacuation or disaster relief purposes.
5. This Agreement shall bind and inure to the benefit of the parties hereto and their respective heirs, successors and assigns. In the event CRPOA is dissolved and is not succeeded by a subsequent entity, its interest in this Agreement shall be shared by the lot owners individually (with each lot counting as one share, notwithstanding community property or other fractional ownership).

GRANTOR:

  
SHARON E. WILLIAMS

GRANTEE:

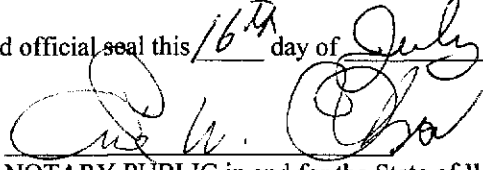
CHUCKANUT RIDGE PROPERTY  
OWNERS ASSOCIATION

By:   
ROGER MITCHELL, President

STATE OF WASHINGTON     )  
  :SS  
COUNTY OF SKAGIT     )

On this day personally appeared before me Sharon E. Williams, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged 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 this 16<sup>th</sup> day of July, 2003.

  
NOTARY PUBLIC in and for the State of Washington, residing at

Mt. Vernon, WA

My commission expires: 10/31/06

Name: ERNEST W. OLSON



STATE OF WASHINGTON )  
:SS.  
COUNTY OF SKAGIT )

On this 13th day of May, 2003, before me personally appeared Roger Mitchell, to me known to be the President of the Chuckanut Ridge Property Owners Association, the entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

GIVEN under my hand and official seal this 13 day of  
May, 2003.

Karan OTherson  
NOTARY PUBLIC in and for the State of Washington, residing at  
Burl  
My commission expires: 3-1-05  
Name: Karan Therson

Basement Agreement

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUL 23 2003

Amount Paid \$ 0  
Skagit County Treasurer  
By: Mam Deputy



## ***Exhibit A***

### ***Williams Property Legal Description***

All those portions of the Southeast quarter of Section 5, and the Northeast quarter of the Northeast quarter of Section 8, all in Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of the Southeast quarter of said Section 5; thence South  $0^{\circ}03'16''$  West, along the East line of the said Northeast quarter of the Northeast quarter of Section 8, 343.20 feet; thence North  $89^{\circ}13'20''$  West 330.03 feet; thence North  $0^{\circ}03'16''$  East 343.20 feet to a point on the South line of the Southeast quarter of said Section 5; thence North  $89^{\circ}13'20''$  West along said South line 2309.86 feet to the Southwest corner of the said Southeast quarter of Section 5; thence North  $03^{\circ}03'02''$  East along the West line of said Southeast quarter of Section 5, 842.62 feet; thence leaving said West line South  $67^{\circ}13'32''$  East 727.53 feet; thence South  $15^{\circ}00'00''$  West 469.96 feet; thence South  $89^{\circ}13'20''$  East 1280.21 feet; thence North  $75^{\circ}53'50''$  East, 802.37 feet to a point on the East line of said Southeast quarter of Section 5; thence South  $02^{\circ}15'57''$  West, along said East line, 320.06 feet, to the true point of beginning.

TOGETHER WITH all beneficial rights of ingress, egress and utilities contained in Declaration of Covenants, Conditions, Restrictions, Easement and Road Maintenance, as recorded September 27<sup>th</sup>, 1989 under Skagit County Auditor's File No. 8909270044.

Situate in Skagit County, Washington.

Parcel Numbers:    P47648  
                             P95483  
                             P106542



200307230064

Skagit County Auditor