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411 Main Street
Mount Vernon, Washington 98273



200309150252

Skagit County Auditor

9/15/2003 Page 1 of 3 4:15PM

LICENSE FOR INGRESS AND EGRESS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantors: Joseph and Jeanne Matuska, husband and wife;
John and Kristy Willis, husband and wife

SEP 15 2003

Grantees: George and Joan Petersen, husband and wife

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

Legal Description:

Ptn of Lot 11 and 12, Johnson's Second Addition as per Plat recorded in Volume 7 of
Plats, page 79, records of Skagit County, Washington

Assessor's Property Tax Parcel or Account No.:

P53324; P53323

Reference Nos of Documents Assigned or Released:

NONE

1. The Grantors above named hereby grant to the Grantees a license for ingress and egress over the property described below.
2. Grantors, Joseph and Jeanne Matuska, grant the license to the Grantees over and across the property legally described as:

Beginning at the Southeast corner of Lot 12 in JOHNSON'S SECOND ADDITION as per plat thereof recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington;
thence South 00°41'35" West 24 feet along the Easterly line of Alison Avenue in said JOHNSON'S SECOND ADDITION to the North line of the South 6 feet of that portion of Alison Avenue lying Northerly of the centerline of said Alison Avenue;
thence Westerly along said North line 40 feet;
thence Northeasterly to the point of Beginning.
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

3. The Grantors, John and Kristy Willis, grant the license for ingress and egress over the property legally described as follows:

License for Ingress and Egress

The South 6 feet of that portion of Alison Avenue adjoining Lot 12 in JOHNSON'S SECOND ADDITION as per plat thereof recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington, said portion lying Northerly of the centerline of said Alison Avenue and Easterly of the Southerly projection of the West line of said Lot 12.

AND the North 9 feet of that portion of Alison Avenue adjoining Lot 11 in JOHNSON'S SECOND ADDITION as per plat thereof recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington, said portion lying Southerly of the centerline of said Alison Avenue and Easterly of a line that is perpendicular to the North line of said Lot 11 from the Northwest corner of said Lot 11 to said centerline.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

4. The term "access area" means the properties of the Grantors legally described in paragraphs 2 and 3 herein above. The two property descriptions are *intended to be contiguous* and in congruity to form a single 15 foot access to Grantees' property.

5. This license for ingress and egress is personal to the Grantees, their agents and invitees, and shall remain in effect and shall be irrevocable only so long as the Grantees shall own the property legally described as Lot 34, "THE UPLANDS," as per Plat recorded in Volume 10 of Plats, page 43, records of Skagit County, Washington. At such time as the Grantees shall convey or otherwise terminate their interest in said Lot 34, then this license shall automatically terminate and be of no further force or effect.

6. This easement is given in consideration of Grantors' fulfillment of Grantors' obligations under the AGREEMENT FOR BOUNDARY LINE ADJUSTMENT AND ACCESS LICENSE.

7. During the term of this license, the Grantees covenant and agree that they will not park vehicles within the described access area. Grantees further covenant and agree that should they damage the roadway lying within the access area, then they shall repair and restore the roadway to its former condition. This obligation of repair and restoration shall arise in the event that Grantees make exceptional or unusual use of the roadway area, such as for the purpose of bringing heavy equipment upon the property of the Grantees.

8. The Grantees agree to indemnify and hold the Grantors harmless from any claims arising against the Grantors by virtue of the Grantees' use of the access area during the term of this license.

Grantors:

Joseph Matuska
Joseph Matuska
Date: 9/10/03

John Willis
John Willis
Date: 9/10/03

Jeanne Matuska
Jeanne Matuska
Date: 9-10-03

Kristy Willis
Kristy Willis
Date: 9/10/03

Grantees:

George Petersen

Date: Sept. 10, 2003

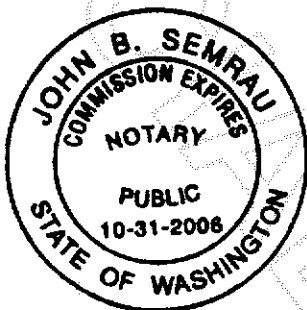
State of Washington)

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County of Skagit)

I certify that I know or have satisfactory evidence that Joseph Matuska and Jeanne Matuska, husband and wife, are the persons who 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 in the instrument.

Dated: SEPT. 10, 2003.



State of Washington)

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County of Skagit)

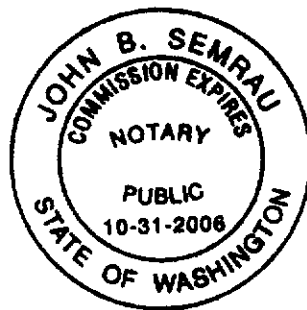
Joan Petersen

Date: Sept 10, 2003

John B. Semrau
Notary Public
My appointment expires: 10-31-06

I certify that I know or have satisfactory evidence that George Petersen and Joan Petersen, husband and wife, are the persons who 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 in the instrument.

Dated: SEPT. 10, 2003.



State of Washington)

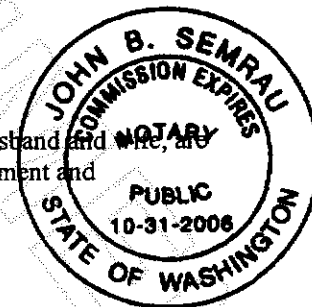
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County of Skagit)

John B. Semrau
Notary Public
My appointment expires: 10-31-06

I certify that I know or have satisfactory evidence that John Willis and Kristy Willis, husband and wife, are the persons who 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 in the instrument.

Dated: SEPT. 10, 2003.



John B. Semrau
Notary Public
My appointment expires: 10-31-06

License for Ingress and Egress

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9/15/2003 Page 3 of 3 4:15PM