



200402270140

Skagit County Auditor

2/27/2004 Page 1 of 2 11:48AM

Return Address:

John F. Walker
Jean A. Wharton
P.O. Box 116
La Conner, WA 98257

EASEMENT

THIS AGREEMENT made this 26th day of February,
2004, by and between John F. Walker and Jean A. Wharton, husband and
wife, hereinafter termed "Grantee" and John J. Pedersen and Laura Sarah
Pedersen, husband and wife, hereinafter termed "Grantor".

WITNESSETH: P74028

That the said Grantor in consideration of \$1.00 in hand paid and
other valuable consideration, does by these presents grant unto the
Grantee a perpetual right-of-way or easement for construction and
maintenance of a fence with the necessary appurtenances through, over
and across the following described property situated in Skagit County,
Washington, more particularly described as follows:

The northerly 2 (two) feet of the south 20 feet of Lot 19, Block N,
MAP OF LA CONNER, according to the plat thereof recorded in
Volume 2 of Plats, page 49, records of Skagit County, Washington.

That said Grantee shall have the right without prior institution of any
suit or proceeding at law, at such times as may be necessary, to enter
upon said property for the purpose of constructing, repairing, altering, or
reconstructing said fence, without incurring any legal obligation or liability
therefor; provided that such constructing, repairing, altering, or
reconstructing of said fence shall be accomplished in such a manner that
the private improvements existing in this right-of-way shall not be disturbed
or destroyed, or in the event they are disturbed or destroyed, they will be
replaced in as good a condition as they were immediately before the
property was entered upon by the Grantee.

The Grantor shall retain the right to use the surface of said easement, so long as said use does not interfere with the installation and maintenance of the fence and so long as, with the exception of the existing structures prior to the filing of this easement, no permanent buildings or structures are erected on said easement.

This easement shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns of both parties hereto.

John J. Pedersen
John J. Pedersen

Laura Sarah Pedersen
Laura Sarah Pedersen

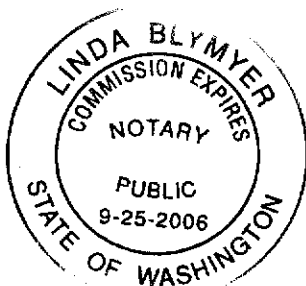
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS

FEB 27 2004

Amount Paid \$ 0
Skagit County Treasurer
By: Deputy

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 26th day of February, 2004, personally appeared before me John J. Pedersen and Laura S. Pedersen, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



Linda Blymyer
Residing in Mount Vernon
Commission expires 9.25.06



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