

COVER SHEET



200405050083

Skagit County Auditor

5/5/2004 Page

1 of

9 2:11PM

Return To:

Fairhaven Legal Associates, P.S.
P.O. Box 526
Burlington, Washington 98233

DOCUMENT TITLE(S) (or transactions contained herein):

EASEMENT

REFERENCE NUMBER(S) of Documents Assigned or Released:

GRANTOR(S) (Last name, first name and initials):

1) JONES, CLARENCE

2)

Additional Names on Page

of Document

GRANTEE(S) (last name, first name and initials):

1) DUVARNEY, SANDRA J.

2) PEEK, DENNIS

Additional Names on Page

of Document

LEGAL DESCRIPTION (abbreviated: i.e., lot, block, plat or quarter, section, township, and range):

Ptn Gov. Lot 4, Sec 13, T 35 N, R 10 EWM

Additional Legal(s) on Page 3, 4, 5, 7 of Document

ASSESSORS PARCEL / TAX ID NUMBER:

351013-0-020-0008

Tax Parcel Number(s) for additional Legal(s) on Page
of Document

Filed for Record at Request of:

David L. Day, Attorney at Law

P.O. Box 526

Burlington WA 98233

EASEMENT

THE GRANTOR, CLARENCE JONES, a single person, for and in consideration of Granting of Easement rights and no other consideration, conveys to SANDRA J. DUVARNEY, a single person, and DENNIS PEEK, a single person, thier heirs, successors and assigns in ownership of the property described on Exhibit "A": attached hereto, a perpetual, non-exclusive easement for ingress, egress, and utilities over, under and across the following described tracts:

As attached hereto as Exhibit "B" and Exhibit "C"

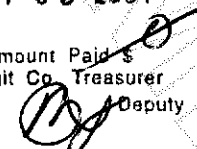
This Easement Agreement is executed the 20th day of February 2003



CLARENCE JONES

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 05 2004

Amount Paid \$
Skagit Co. Treasurer
By  Deputy



200405050083

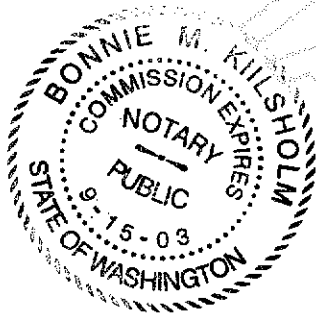
Skagit County Auditor

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me CLARENCE JONES, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged 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 this 20th day of February, 2003.

Bonnie Kilsholm
NOTARY PUBLIC for Washington.
My Commission Expires: 9-15-03



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EXHIBIT "A"

Government Lot 2 in Section 12, Township 35 North, Range 10 East of the Willamette Meridian,

EXCEPT the following described tracts:

PARCEL A:

That portion of said Government Lot 2 lying North and West of an easement granted to the City of Seattle July 26, 1929, for power transmission line.

PARCEL B:

That portion of Government Lot 2, Section 12, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the state highway 472 feet Westerly from the Backus Ranger Station Road; thence running at right angles to said state highway, in a Northerly direction 240 feet; thence Westerly parallel with said state highway 270 feet; thence running at right angles Southerly to the section line; thence along said section line to the North margin of said state highway; thence Easterly along the North margin of said state highway to a point of beginning.

PARCEL C:

Any of that portion of said Government Lot 2 lying Easterly of a line described as follows:

Beginning at the Northeast corner of said Lot 2; thence West along the North line thereof 748 feet to the point of beginning; thence South 8° East 814 feet along an existing fence; thence South 28° East to the North line of Highway 17-A and the terminal point of said line.

PARCEL D:

Any of that portion of said Government Lot 2 lying Southerly of a line 240 feet North of and parallel with the North line of State Highway 17-A.

continued



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EXHIBIT "A"

PAGE 2

PARCEL E:

That portion of Section 12, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the East line of Indian Road with the South line of said Section 12;
thence Northwest along the East line of Indian Road 150 feet;
thence East 130 feet;
thence Southeast to a point on the South line of said Section 12, 130 feet East of the East line of Indian Road;
thence West along the South line of the section to the point of beginning.

PARCEL F:

That portion of Section 12, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the East line of Indian Road with the South line of said Section 12;
thence Northwest along the East line of Indian Road 150 feet;
thence East 130 feet to the true point of beginning of this description;
thence East to the North line of State Highway No. 20;
thence Southwesterly along the North line of State Highway 20 to the intersection of the North line of said Highway 20 with the South line of said Section 12;
thence West along the South line of Section 12 to a point 130 feet East of the East line of Indian Road;
thence North to the true point of beginning of this description.

PARCEL G:

All that portion of Government Lot 2 of Section 12, Township 35 North, Range 10 East of the Willamette Meridian, Skagit County, Washington, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 12 and the true point of beginning;
thence North $89^{\circ}59'40''$ East along the Southerly boundary of said Southeast Quarter for a distance of 120.75 feet to a point on the Easterly right-of-way line of an existing dirt road commonly known as the Indian Road;
thence North $27^{\circ}14'54''$ West along said Easterly right-of-way line for a distance of 144.70 feet;
thence North $18^{\circ}10'01''$ West for a distance of 169.89 feet to a point on the West line of said Southeast quarter;
thence leaving said right-of-way and along said West line, South $0^{\circ}06'14''$ West for 289.55 feet to the true point of beginning.

Situate in Skagit County, Washington.

- END OF EXHIBIT "A" -



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9904050134

BK1970PG0052



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION
FOR
CLARENCE JONES
OF

AN ACCESS AND UTILITY EASEMENT THROUGH PARCEL A OF
QUIT CLAIM DEED UNDER AUDITOR'S FILE NUMBER 200104050086
AND THROUGH THE STRIP OF LAND ACQUIRED FROM ANTHONY

May 29, 2002

A 50 foot wide easement for ingress, egress and utilities over, under and through a portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M. and a portion of Government Lot 2, Section 12, Township 35 North, Range 10 East, W.M. the centerline of which is described as follows:

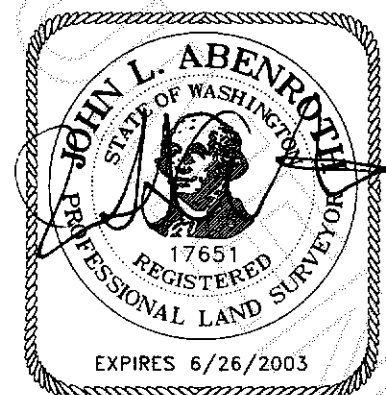
Commencing at the southwest corner of said Government Lot 2; thence S89°58'41"E along the south line of said Government Lot 2, a distance of 121.23 feet to the east line of Indian Road; thence N27°41'54"W along the east line of Indian Road, a distance of 145.48 feet to the northeast corner of Parcel A described in Quit Claim Deed to Clarence Jones recorded under Auditor's File Number 200104050086; thence S76°35'24"W along the north line of said Parcel A, a distance of 25.09 feet to the initial point of this centerline description; thence S18°10'01"E, a distance of 4.16 feet; thence S27°41'54"E, a distance of 148.49 feet to point of curvature of a curve to the left having a radius of 115.00 feet; thence southeasterly along said curve through a central angle of 24°43'21" and an arc distance of 49.62 feet to the point of reverse curvature with a curve to the right having a radius of 115.00 feet; thence southeasterly along said curve through a central angle of 20°38'07" and an arc distance of 41.42 feet; thence S32°14'55"E, a distance of 135.47 feet to the north line of State Route 20 and the terminal point of this centerline description.

Situate in Skagit County, Washington.



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Skagit County Auditor

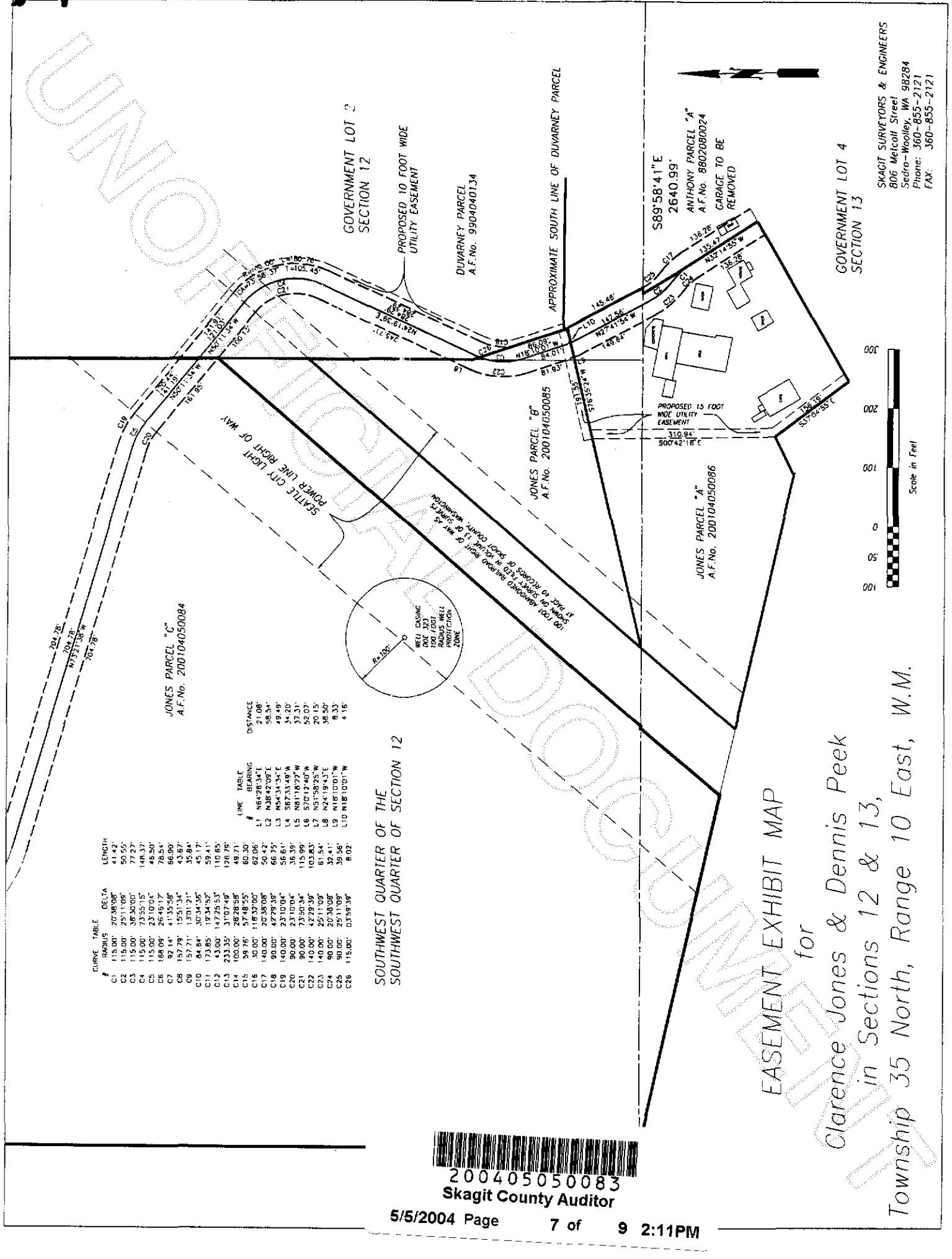
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EXHIBIT "B"

UNRECORDED



CURVE TABLE		LENGTH	
#	RADIUS	DELTA	
C1	115.00'	20°38'08"	41.42'
C2	115.00'	25°11'09"	50.55'
C3	115.00'	36°30'00"	77.27'
C4	115.00'	73°55'15"	149.37'
C5	115.00'	23°10'04"	46.80'
C6	168.00'	26°46'17"	78.54'
C7	92.14'	41°35'58"	66.90'
C8	157.79'	1°51'33"	43.87'
C9	171.71'	1°20'43"	45.84'
C10	148.46'	1°53'45"	42.41'
C11	173.85'	1°53'45"	59.41'
C12	143.00'	14°25'53"	110.65'
C13	233.35'	31°07'40"	176.70'
C14	100.00'	28°28'58"	48.73'
C15	59.76'	57°48'55"	60.30'
C16	30.00'	118°32'00"	62.06'
C17	140.00'	20°38'08"	50.42'
C18	90.00'	47°29'38"	66.75'
C19	140.00'	23°10'04"	56.61'
C20	90.00'	23°10'04"	36.39'
C21	90.00'	73°50'34"	115.99'
C22	140.00'	42°29'39"	103.83'
C23	140.00'	25°11'09"	61.54'
C24	90.00'	20°38'08"	32.41'
C25	90.00'	25°11'09"	30.86'
C26	115.00'	03°59'38"	8.02'

#	BEARING	DISTANCE
L1	N62°28'34"E	21.06'
L2	N26°42'09"E	38.54'
L3	S89°58'41"E	49.59'
L4	S87°31'09"W	51.20'
L5	N81°18'27"W	37.51'
L6	S70°12'40"W	52.07'
L7	N51°58'25"W	20.15'
L8	N24°19'43"E	38.50'
L9	N18°10'01"W	8.33'
L10	N18°10'01"W	4.16'

SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 12

200405050083
Skagit County Auditor

EASEMENT EXHIBIT MAP
for
Clarence Jones & Dennis Peek
in Sections 12 & 13,
Township 35 North, Range 10 East, W.M.

SKAGIT SURVEYORS & ENGINEERS
806 Metcalf Street
Sedro-Woolley, WA 98284
Phone: 360-855-2121
FAX: 360-855-2121



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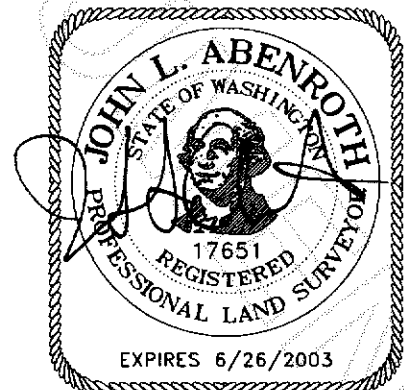
LEGAL DESCRIPTION
FOR
CLARENCE JONES
OF
AN ACCESS AND UTILITY EASEMENT THROUGH PARCEL B
DESCRIBED IN QUIT CLAIM DEED UNDER AUDITOR'S FILE NUMBER 200104050085

May 29, 2002

A 50 foot wide easement for ingress, egress and utilities over, under and through a portion of the southwest quarter of the southwest quarter and a portion of Government Lot 2, Section 12, Township 35 North, Range 10 East, W.M. the centerline of which is described as follows:

Commencing at the southwest corner of said Government Lot 2; thence S89°58'41"E along the south line of said Government Lot 2, a distance of 121.23 feet to the east line of Indian Road; thence N27°41'54"W along the east line of Indian Road, a distance of 145.48 feet to the southeast corner of Parcel B described in Quit Claim Deed to Clarence Jones recorded under Auditor's File Number 200104050085; thence S76°35'24"W along the south line of said Parcel B, a distance of 25.09 feet to the initial point of this centerline description; thence N18°10'01"W, a distance of 84.01 feet to the point of curvature of a curve to the right having a radius of 115.00 feet; thence northerly along said curve through a central angle of 38°30'00" and an arc distance of 77.27 feet to a point on the east line of said Parcel B which lies N18°10'01"W, a distance of 157.68 feet from the southeast corner of said Parcel B and the terminal point of this centerline description.

Situate in Skagit County, Washington.



5/29/2002

EXHIBIT "C"



200405050083

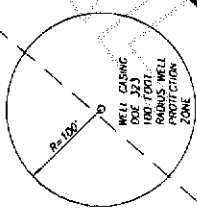
Skagit County Auditor

UNRECORDED

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C8	157.79'	1°51'34"	43.87'
C9	184.64'	30°34'36"	45.17'
C10	124.85'	9°24'52"	100.95'
C11	142.00'	14°00'00"	120.95'
C12	233.35'	31°02'48"	48.71'
C13	103.00'	28°28'58"	60.30'
C14	59.78'	57°48'55"	62.08'
C15	30.00'	116°32'00"	50.42'
C16	140.00'	20°38'08"	66.75'
C17	90.00'	42°29'39"	56.61'
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C22	90.00'	20°38'08"	39.56'
C23	115.00'	03°59'39"	8.02'

LINE #	BEARING	DISTANCE
L1	N64°26'34"E	21.09'
L2	N38°42'09"E	58.54'
L3	N54°34'34"E	49.49'
L4	S87°33'49"W	34.20'
L5	N61°19'22"W	37.31'
L6	N81°48'35"W	32.07'
L7	N81°48'35"W	38.80'
L8	N24°19'43"E	38.33'
L9	N18°10'01"W	4.16'
L10	N18°10'01"W	8.02'

SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 12



JONES PARCEL "C"
A.F.No. 200104050084

DUVARNEY PARCEL
A.F.No. 9904040134

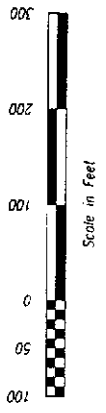
JONES PARCEL "B"
A.F.No. 200104050085

JONES PARCEL "A"
A.F.No. 200104050086

ANTHONY PARCEL "A"
A.F.No. 8802080024
GARAGE TO BE REMOVED

GOVERNMENT LOT 2
SECTION 12

GOVERNMENT LOT 4
SECTION 13



SKAGIT SURVEYORS & ENGINEERS
806 Melcoff Street
Sedro-Woolley, WA 98284
Phone: 360-855-2121
FAX: 360-855-2121



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EASEMENT EXHIBIT MAP
for
Clarence Jones & Dennis Peek
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