



200405280192

Skagit County Auditor

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AFTER RECORDING RETURN TO:

D. B. Johnson Construction, Inc.
1801 Grove Street, Unit B
Marysville, WA 98270

Document Title:

Driveway Access Easement

FIRST AMERICAN TITLE CO.

80729-1

Grantor:

D. B. Johnson Construction, Inc., Owner of Lots 22 and 23, Kulshan Ridge

Grantee:

D. B. Johnson Construction, Inc., Owner of Lots 22 and 23, Kulshan Ridge, and future assigns, successors in interest and heirs

Legal Description:

That portion of Lots 22 and 23, Kulshan Ridge, according to the plat recorded under Auditor's File Number 200310090064, records of Skagit County, Washington, further described in Exhibit A.

Assessor's Property Tax Parcel/Account Number:

4824-000-022-0000

4824-000-023-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 28 2004

Amount Paid \$
Skagit Co. Treasurer
By Deputy

DRIVEWAY ACCESS EASEMENT

WHEREAS, D. B. Johnson Construction, Inc. is the owner of Lot 22 and Lot 23 of Kulshan Ridge and

WHEREAS, Lot 22 and Lot 23 are served by a shared driveway located within the following described property:

That portion of Lots 22 and Lot 23, Kulshan Ridge, according to the plat recorded under Auditor's File Number 200310090064, records of Skagit County, Washington, further described in Exhibit A.

NOW THEREFORE; Lot 22 does hereby grant, convey, and establish for the benefit of Lot 23, an easement for the purpose of providing access to Lot 23, together with the rights of ingress and egress over, under, along and across that portion of the area described in Exhibit A that lies within Lot 22, and

Lot 23 does hereby grant, convey, and establish for the benefit of Lot 22, an easement for the purpose of providing access to Lot 22, together with the rights of ingress and egress over, under, along and across that portion of the area described in Exhibit A that lies within Lot 23.

All expenses incurred in the repair, replacement and maintenance of the shared driveway within the easement shall be equally shared by the owners of Lots 22 and 23.

Lot 22

Lot 23

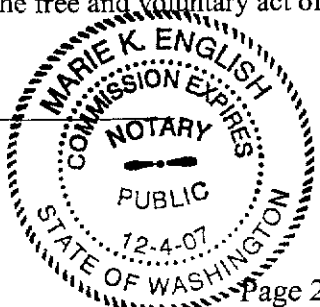
David B. Johnson 5/25/04
David B. Johnson, President
D. B. Johnson Construction, Inc.

David B. Johnson 5/25/04
David B. Johnson, President
D. B. Johnson Construction, Inc.

STATE OF WASHINGTON)
)
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that David B. Johnson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he was authorized to execute the instrument and acknowledged it as the President of D. B. Johnson Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 5/25/04



Marie K English
Name: Marie K English
Notary Public in and for the State of
Washington residing at Marystville
My appointment expires: Dec 4, 2007



EXHIBIT A

LEGAL DESCRIPTION FOR ACCESS EASEMENT

That portion of Lot 22 and Lot 23, **KULSHAN RIDGE P.U.D.**, according to the Plat recorded under Auditor's File Number 200310090064, records of Skagit County, Washington, described as follows:

Commencing at the northwest corner of said Lot 23; thence South 00 degrees 08 minutes 57 seconds East, along the west line of said Lot 23, a distance of 79.07 feet to the true point of beginning of the easement to be described; thence North 89 degrees 51 minutes 03 seconds East, perpendicular to said west line, a distance of 30.17 feet to a point in the line between said Lot 22 and Lot 23; thence South 00 degrees 08 minutes 57 seconds East, parallel with said west line, a distance of 30.00 feet; thence South 89 degrees 51 minutes 03 seconds West, perpendicular to said west line, a distance of 18.82 feet to a line that is 10.00 feet southeasterly from, as measured perpendicular to and parallel with, the line between said Lot 22 and Lot 23; thence South 48 degrees 21 minutes 09 seconds West, along said parallel line, a distance of 40.27 feet to a point in a 70.00 foot radius curve, concave to the southwest, the center of said curve bears South 60 degrees 48 minutes 29 seconds West from said point; thence northwesterly, along said curve and the southwesterly line of said Lot 22 and Lot 23, passing through a central angle of 16 degrees 28 minutes 17 seconds, an arc distance of 20.12 feet to a line that is 10.00 feet northwesterly from, as measured perpendicular to and parallel with, the line between said Lot 22 and Lot 23; thence North 48 degrees 21 minutes 09 seconds East, along said parallel line, a distance of 41.33 feet to a line that bears South 00 degrees 08 minutes 57 seconds East from the true point of beginning; thence North 00 degrees 08 minutes 57 seconds West, along said line, a distance of 13.34 feet to the true point of beginning.



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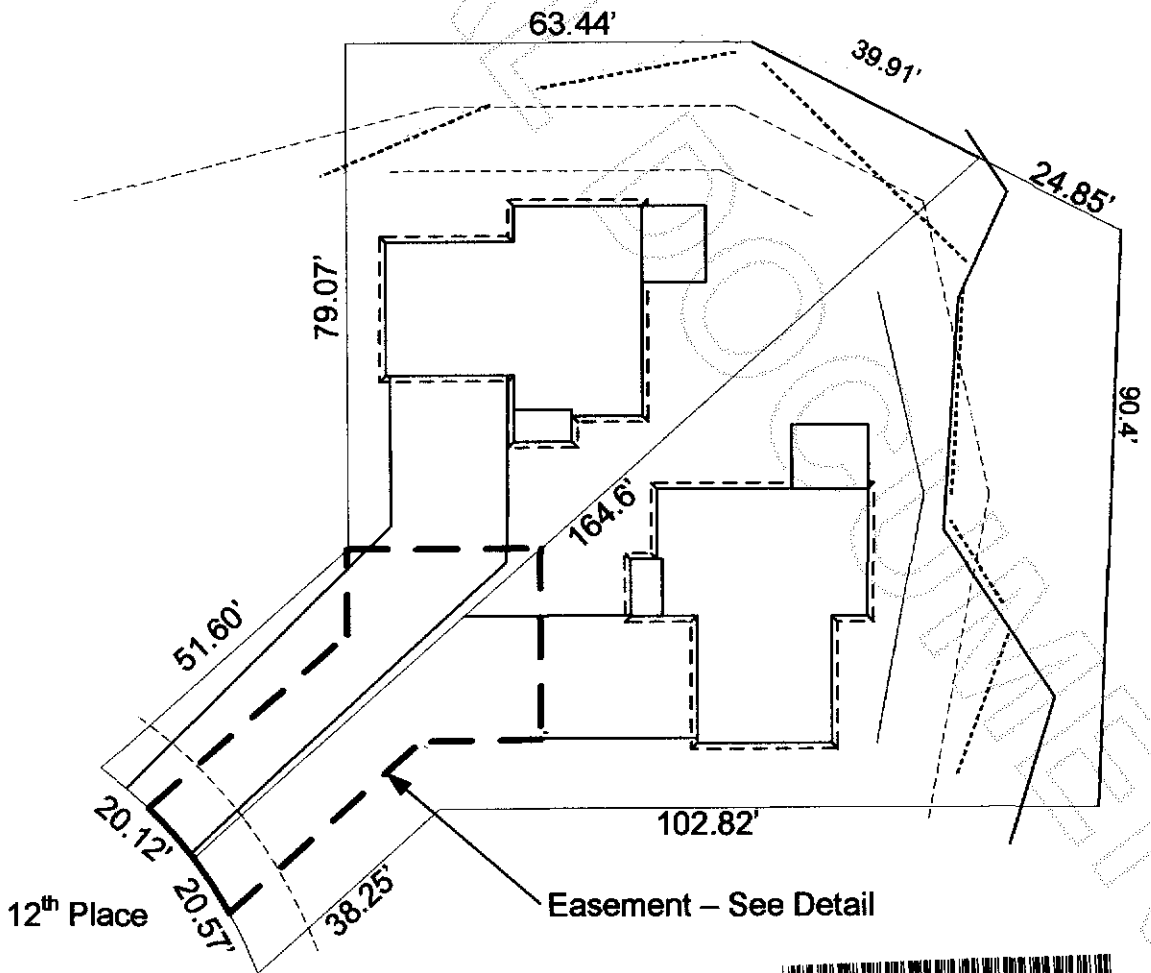
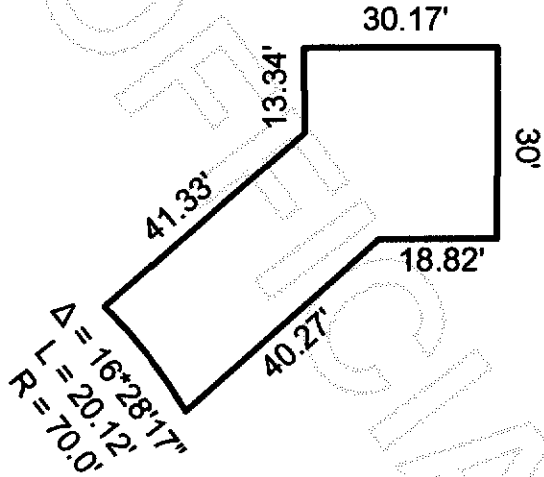
0 ft. 18 ft. 30 ft. 60 ft.



Scale: 1" = 30'



Easement Detail



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