



200408060053

Skagit County Auditor

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## GRANT OF EASEMENT

~~Reference No if applicable:~~

Grantor(s) Jerome H. Mudge and Vera C. Mudge, husband and wife

Grantee(s) Jerome H. Mudge and Vera C. Mudge, husband and wife

Abbreviated legal description: Lot 11, Henry McFadden Estate

Assessor's Parcel/Tax ID no. P67394/3952-000-011-0009

1. THE GRANTORS, Jerome H. Mudge and Vera C. Mudge, husband and wife, are owners of the following property, herein referred to as the subservient property:

Attached as "A"

2. THE GRANTEES, Jerome H. Mudge and Vera C. Mudge, husband and wife, are the owners of the following property, hereby referred to as the dominant property:

Attached as "B"

3. The Grantors hereby grant to the Grantees as easement for residential ingress and egress of utilities over the subservient property to serve residential use for residences lawfully situated on the dominate property and to serve subsequent lawful residential or private recreational development or construction on the dominant property. Said easement is described herein as follows:

Along a strip of land ten (10) feet wide in width running along five (5) foot on both sides of centerline which is the water live as now located on the property.

4. Grantees shall have the right, at their own expense, to pave and drain the easement hereby granted provided that no improvements to the easement shall touch or interfere with the remaining portion of the subservient property. Nor shall the grantees conduct any activity on the easement that constitutes a nuisance or that interferes with unreasonably with the grantor's use of the remaining portion of the subservient property. Grantors reserve the right to use the easement for their own proposes provided they do not damage the improvements made by the grantees or do not interfere with the grantees' use of the easement.

5. Said easement shall be for the benefit of the property owned by the Grantees as described above and shall be a burden on the property owned by the Grantors. This easement is superior and paramount to the rights of the parties to any subservient estate created herein, and said easement shall be binding upon the heirs, successors, and assigns of the parties thereto.

SIGNED THIS 23 DAY OF July, 2004.

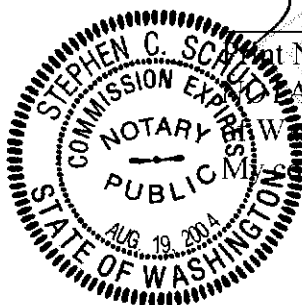
Jerome H. Mudge  
Jerome H. Mudge

Vera C. Mudge  
Vera C Mudge

STATE OF WASHINGTON )  
 )ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Jerome H. Mudge and Vera C. Mudge, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DATE ABOVE WRITTEN.



Stephen C. Schutt  
Notary Name STEPHEN C. SCHUTT  
Notary Public in and for the State  
of Washington residing at ANACORTE S  
My commission expires: 8-19-04

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 16 2004

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



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EXHIBIT "A"

The Northern most 100 feet of Lot, 11, the north line of said strip being the north line of Lot 11 and running east from the west line of Lot 11 along the north line of Lot 11 to the shore of Lake Erie.

H. W. McFadden Est. holds records of Skagit County, Washington

"The above described property will combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot."



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EXHIBIT "B"

PARCEL A:

Lot 11, ASSESSOR'S PLAT OF HENRY W. MC FADDEN ESTATE, according to the plat thereof recorded in Volume 8 of Plats, page 87, records of Skagit County, Washington;

PARCEL B:

An easement for ingress and egress for roadway purposes across a strip of land 40 feet in width, being 20 feet on each side of the following described centerline:

Beginning a point on the South line of Government Lot 7, Section 2, Township 34 North, Range 1 East of the Willamette Meridian, which point bears North 88°15' West a distance of 796.74 feet from the Southeast corner of said Government Lot 7;  
thence North 9°21' West a distance of 407.63 feet, more or less, to the South line of the plat of Wildwood Lane, Re-Plat of Lots 4, 5, 6 and 7, ASSESSOR'S PLAT OF HENRY W. MC FADDEN ESTATE, according to the plat recorded in Volume 10 of Plats, pages 46 and 47, records of Skagit County, Washington, being the terminus point of said easement

Situated in Skagit County, Washington.

- END OF EXHIBIT -



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