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MEMORANDUM OF AGREEMENT AND GRANT OF EASEMENTS
TO CONSTRUCT AND MAINTAIN SHARED PRIVATE FLOATING DOCK

Abbreviated Legal: Lots 3 and 4, Skyline 13

Tax Parcel Nos.: P60073 and P60074

This Agreement and Grant of Easements is between Laurence L. Leach and Kathleen R. Leach, husband and wife; and Eldon H. Anderson and Virginia M. Anderson Revocable Family Trust.

Whereas, Laurence L. Leach and Kathleen R. Leach, hereinafter after called "Leach" are the owners of Lot 3, Skyline No. 13, together with adjacent tidelands, more particularly described on the attached Exhibit A; and

Whereas, the Eldon H. Anderson and Virginia M. Anderson Revocable Family Trust herein after called "Anderson" are the owners of Lot 4, Skyline 13, together with adjacent tidelands, more particularly described on the attached Exhibit B; and

Whereas, Leach and Anderson desire to construct and maintain a jointly owned and shared private floating dock consisting of an eight foot by fourteen foot deck, a four foot by forty foot gangway and an eight foot by thirty foot float; and

Whereas, said deck, gangway and float will be located so that it is partially on both properties described on Exhibits A and B necessitating a Grant of easements each to the other and an agreement as to maintenance and use of the jointly owned dock facility;

Now, therefore, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. Leach hereby grants to Anderson an easement over, along and through that property described on the attached Exhibit C for the purpose of providing access to, and the use of, the floating dock, the deck and the gangway which is to be constructed jointly by the parties hereto.
2. Anderson hereby grants to Leach an easement over, along and through that property described on the attached Exhibit D for the purpose of providing access to, and the use of, the floating dock, the deck and the gangway which is to be constructed jointly by the parties hereto.
3. Said dock facility shall be constructed in accordance with the building specifications and plans set forth on the attached Exhibit E. The cost of constructing the dock facility shall be shared equally between the parties.

[Handwritten signatures]
ma
RRL

4. The parties hereto agree to maintain said dock facility in a safe, functional and aesthetically pleasing state and to jointly share the cost of such maintenance. No maintenance costs shall be incurred without the agreement of both parties.
5. The parties also agree that said dock facility will be covered by an insurance policy covering said facility against casualty and fire loss. The cost of such insurance shall be jointly shared.
6. The parties further agree that the dock facility shall not be increased in size without the agreement of both parties and the obtaining of applicable permits from all governmental agencies having jurisdiction.
7. The rights and obligations herein contained are appurtenant to the properties owned by the parties and described on Exhibits A and B and shall be deemed to be a covenant running with the land. All the terms and provisions of this Agreement shall be binding on all parties having or acquiring any right, title or interest to either of the properties described herein and shall inure to the benefit of each owner thereof.

Dated this 9th ^{AUGUST} day of January 2004.

ELDON H. ANDERSON and VIRGINIA M. ANDERSON REVOCABLE FAMILY TRUST

Virginia M. Anderson trustee
By

By,

Laurence L. Leach
Laurence L. Leach

Kathleen R. Leach
Kathleen R. Leach

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 10 2004

Amount Paid
By Skagit Co. Treasurer
Debit



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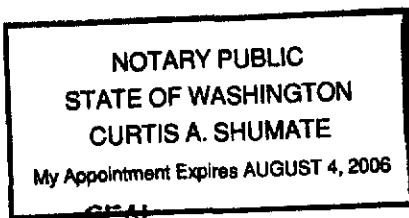
Notary Acknowledgement

State of Washington
County of Island

SS.

I certify that I know or have satisfactory evidence that Lawrence L. Leach and
Kathleen R. Leach is/are the person(s) who appeared before me, and said person(s)

acknowledged that they signed this instrument and acknowledged it
to be their free and voluntary act for the uses and purposes
mentioned in the instrument. Dated this August 9th 2004 day of



Curtis A. Shumate
Print Name Curtis A. Shumate
Notary Public in and for the state of Washington
My appointment expires 08/04/2006



Skagit County Auditor

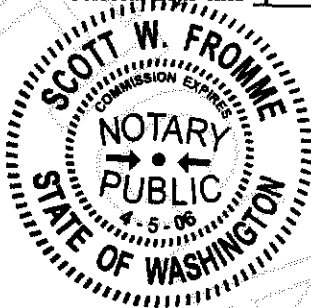
STATE OF WASHINGTON

COUNTY OF

} ss.

On this day personally appeared before me (DECEASED)
ELDON H. ANDERSON AND VIRGINIA M. ANDERSON
to me known to be the individual(s) described in and who executed the
within and foregoing instrument, and acknowledged to me that ~~they~~ ^{she} signed the same as ~~their~~ ^{her} free and
voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 9th day of August 2004



Scott W. Fromme
Notary Public in and for the State of Washington.

Name printed Scott W. Fromme

Residing at Oak Harbor

My commission expires 4/5/06

Acknowledgement - Individual



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EXHIBIT "A"

PARCEL A:

Lot 3, SKYLINE NO. 13, according to the plat thereof recorded in Volume 9 of Plats, pages 96 and 97, records of Skagit County, Washington.

PARCEL B:

All that portion of Section 28, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the most Southerly corner of Lot 3, Skyline No. 13, according to the plat thereof recorded in Volume 9 of Plats, pages 96 and 97, records of Skagit County, Washington;

Thence South $52^{\circ}55'12''$ East, 40.24 feet;

Thence North $41^{\circ}00'00''$ East, 30.30 feet;

Thence North $39^{\circ}10'41''$ West, 40.74 feet to the most Easterly corner of said Lot 3;

Thence South $41^{\circ}00'00''$ West along the Southeasterly line of said Lot 3 to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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HRS

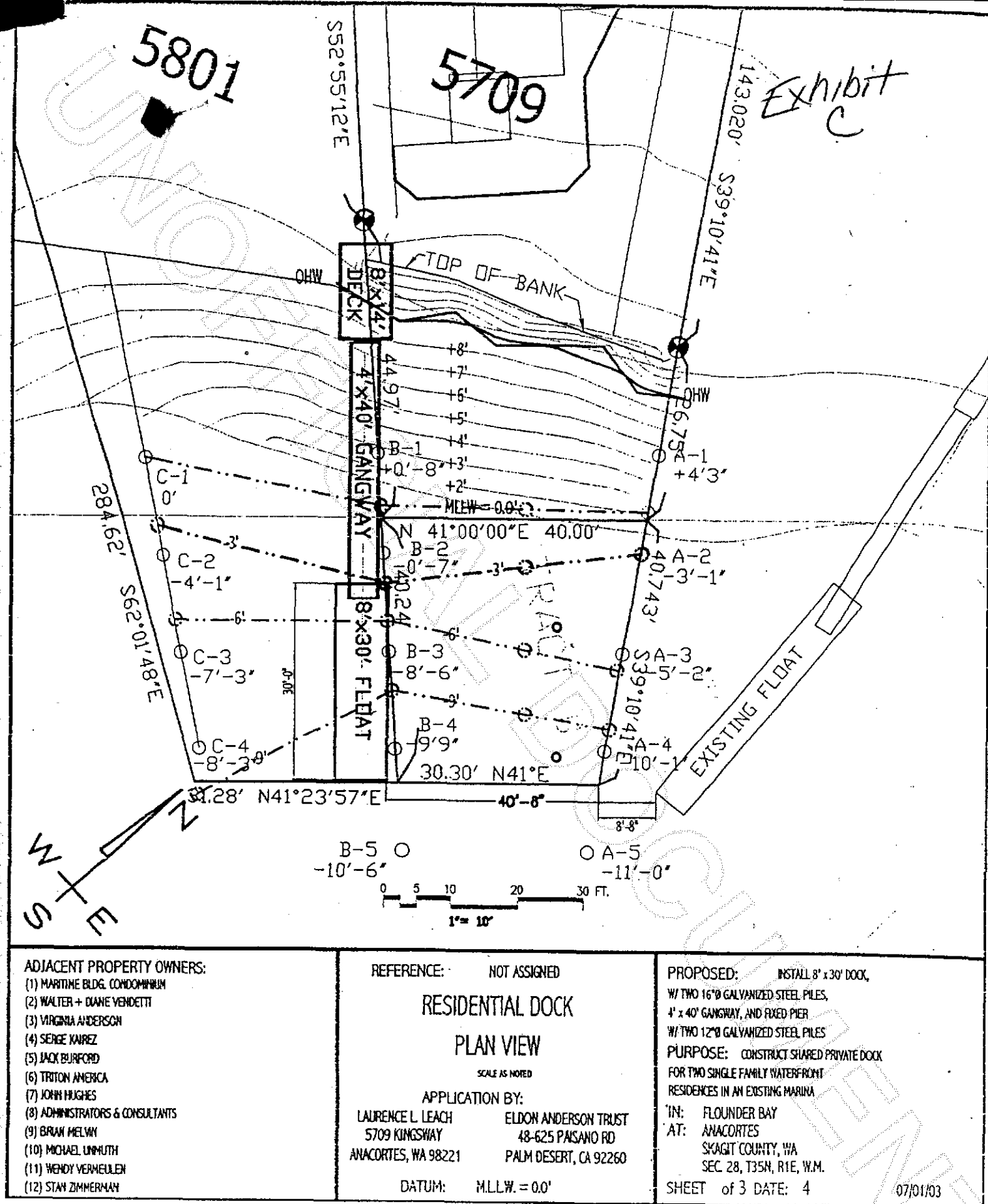


Figure 4. Proposed project plan view with dimensions o



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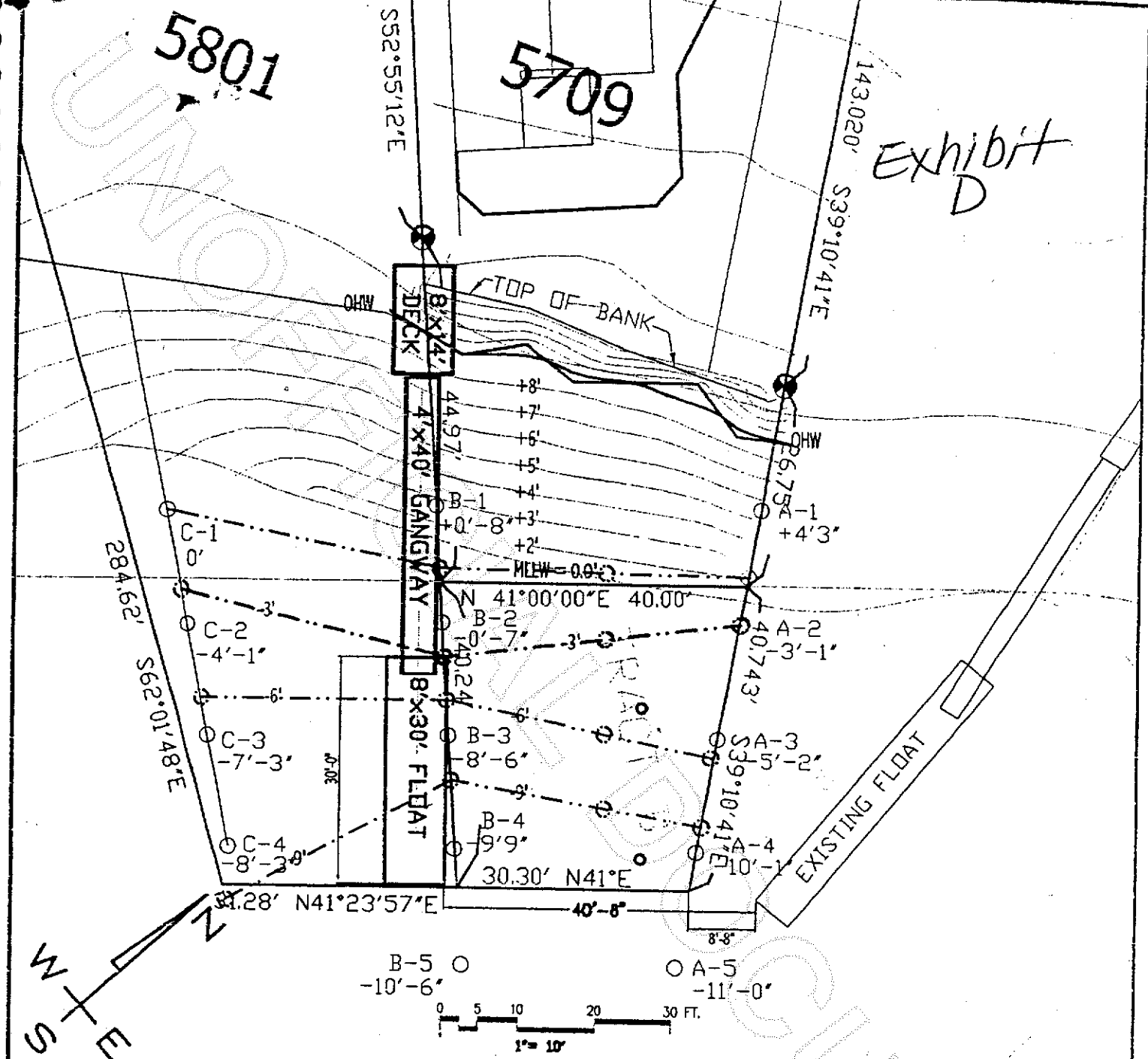


Exhibit D

<p>ADJACENT PROPERTY OWNERS:</p> <ul style="list-style-type: none"> (1) MARITIME BLDG. CONDOMINIUM (2) WALTER + DIANE VENDETTI (3) VIRGINIA ANDERSON (4) SERGE KAIKREZ (5) JACK BURFORD (6) TRITON AMERICA (7) JOHN HUGHES (8) ADMINISTRATORS & CONSULTANTS (9) BRIAN MELVIN (10) MICHAEL LUNNETH (11) WENDY VERMEULEN (12) STAN ZIMMERMAN 	<p>REFERENCE: NOT ASSIGNED</p> <p>RESIDENTIAL DOCK</p> <p>PLAN VIEW</p> <p>SCALE AS NOTED</p> <p>APPLICATION BY:</p> <div style="display: flex; justify-content: space-between;"> <div> <p>LAURENCE L. LEACH 5709 KINGSWAY ANACORTES, WA 98221</p> </div> <div> <p>ELDON ANDERSON TRUST 48-625 PAISANO RD PALM DESERT, CA 92260</p> </div> </div> <p>DATUM: M.L.L.W. = 0.0'</p>	<p>PROPOSED: INSTALL 8' x 30' DOCK, W/ TWO 16" GALVANIZED STEEL PILES, 4' x 40' GANGWAY, AND FIXED PIER W/ TWO 12" GALVANIZED STEEL PILES</p> <p>PURPOSE: CONSTRUCT SHARED PRIVATE DOCK FOR TWO SINGLE FAMILY WATERFRONT RESIDENCES IN AN EXISTING MARINA</p> <p>IN: FLOUNDER BAY AT: ANACORTES SKAGIT COUNTY, WA SEC 28, T35N, R1E, W.M.</p> <p>SHEET of 3 DATE: 4 07/01/03</p>
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Figure 4. Proposed project plan view with d



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