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2 CHANCEY C. CROWELL
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4 WENATCHEE, WA 98807
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200408310085

Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

GRANT OF EASEMENT

15 **Grantors:** Cliff Leight, as his separate estate.

16 **Grantees:** Bearrach McMonagle, a single person and Jennifer Glyzinski, a single
17 person.

18 **Legal Desc. (abbrev.):** A portion of Section 22, Township 36 North, Range 3, E.W.M.,
19 Skagit County, Washington. Additional legal descriptions on Pages 1 and 2.

20 **Tax Parcel No.:** 360322-2-006-0108 & 360322 2 014 0009.
21
22
23

24 COME NOW, Cliff Leight, as his separate estate, the owners of real
25 property situate in Skagit County, Washington, more particularly described as follows:
26

27 That portion of the Northwest Quarter of the Northwest Quarter and that portion
28 of the Southwest Quarter of said Northwest Quarter all in Section 22, Township
29 36 North, Range 3 East, W.M., being described as follows:
30

31 Commencing at the Southwest corner of said Northwest Quarter of Section 22;
32 thence North 0° 36' 52" East along the Northerly extension of the West line of
33 the Southwest Quarter of said Section 22, a distance of 1680.00 feet to the True
34 Point of Beginning; thence South 0° 38' 52" West along said extension, 655.00
35 feet; thence North 79° 35' 00" East 750.00 feet; thence south 10° 25' 00" East
36 600.00 feet; thence East 475 feet, more or less, to the East line of said

GRANT OF EASEMENT - 1

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1 Southwest Quarter of the Northwest Quarter; thence North along said East line
2 and the East line of said Northwest Quarter of the Northwest Quarter to a point
3 that is North 79° 35' 00" East from the True Point of Beginning; thence South
4 79° 35' 00" West to the True Point of beginning.
5

6 Except that portion thereof lying Westerly of the County Road known as the
7 Blanchard Road or Legg Road.
8

9 hereinafter referred to as "encumbered property", and grant a non exclusive easement to
10 Bearrach McMonagle, a single person and Jennifer Glyzinski, a single person for ingress,
11 egress and utilities, for the benefit of real property situate in Skagit County, Washington,
12 more particularly described as follows:
13

14 The Southeast ¼ of the Northwest ¼ of Section 22, Township 36 North, Range
15 E.W.M., situate in the County of Skagit, State of Washington.
16

17 hereinafter referred to as "benefitted property". Said easement shall be for the purposes of
18 ingress, egress and utilities being sixty (60) feet in width over and across the encumbered
19 property, being thirty (30) feet on each side of the following described centerline:
20

21 Legal description of centerline attached hereto and incorporated herein by this
22 reference as Exhibit "A".
23

24 Said easement shall perpetually benefit the benefitted property, shall perpetually encumber
25 the encumbered property and shall run with the land.
26
27
28

29 DATED this 13 day of August, 2004.
30
31
32

33 Cliff Leight
34 Cliff Leight,
35
36
37

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 31 2004

Amount Paid \$
By Skagit Co. Treasurer Deputy

h CHANCEY C. CROWELL

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GRANT OF EASEMENT - 2



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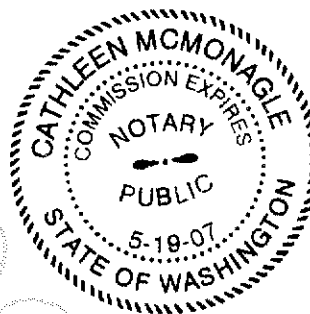
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2
3 STATE OF WASHINGTON)
4) ss.
5 County of Whatcom)
6
7

8 I certify that I know or have satisfactory evidence that Cliff Leight, as his
9 separate estate, is the person who appeared before me, and said person acknowledged that
10 he signed this instrument and acknowledged it to be his free and voluntary act for the uses
11 and purposes mentioned in the instrument.

12 DATED this 13 day of August, 2004.
13
14

15
16 Cathleen McMonagle
17 Cathleen McMonagle
18 Notary Public in and for the
19 State of Washington, residing
20 at Wenatchee
21
22

23 My Commission Expires: 05/19/07



GRANT OF EASEMENT - 3

CHANCEY C. CROWELL

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EXHIBIT "A"

An Easement for ingress, egress and utilities being 60 feet in width over, under and across portions of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 22, Township 36 North, Range 3 East, W.M., lying 30 feet on each side of the following described centerline:

Beginning at a point on the south line of said Northeast Quarter of the Northwest Quarter lying South 89 Degrees 45'28" East 183.84 feet from the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North 33 Degrees 45'47" West a distance of 453.60 feet to the beginning of a curve to the left having a radius point bearing South 56 Degrees 14'13" West at a distance of 285.00 feet; thence Northwesterly along said curve an arc distance of 231.06 feet through a central angle of 46 Degrees 27'04"; thence North 80 Degrees 12'51" West a distance of 288.75 feet; thence North 87 Degrees 06'05" West a distance of 21.20 feet to the beginning of a curve to the left having a radius point bearing south 2 Degrees 53'55" West at a distance of 317.30 feet; thence Westerly along said curve an arc distance of 141.66 feet through a central angle of 25 degrees 34'48"; thence South 67 Degrees 19'07" West a distance of 67.19 feet; thence South 74 Degrees 08'27" West a distance of 154.49 feet; thence South 79 Degrees 27'04" West a distance of 85.91 feet to the beginning of a curve to the left having a radius point bearing South 10 Degrees 32'56" East at a distance of 48.50 feet; thence Southerly along said curve an arc distance of 101.88 feet through a central angle of 120 Degrees 21'40"; thence South 40 Degrees 54'37" East a distance of 80.95 feet to the beginning of a curve to the right having a radius point bearing south 49 Degrees 05'23" West at a distance of 45.00 feet; thence southerly along said curve an arc distance of 63.09 feet through a central angle of 80 Degrees 19'35" to the existing centerline of the Blanchard Road (J.B. Legg Road) being the terminus of said centerline description. The side lines of said 60 foot wide easement are shortened or extended to intersect with adjacent property boundaries and excepting from the above-described easement that portion within the right-of-way of the Blanchard Road (J.B. Legg Road).



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