



200409210151

Skagit County Auditor

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RETURN TO:

LAW OFFICE
of

BRADFORD E. FURLONG, P.S.
825 CLEVELAND AVENUE
MOUNT VERNON, WASHINGTON 98273
(360) 336-6508

Document Title: Easement Deed

Reference number of documents assigned or released: N/A

Grantors: James P. and Wendy D. Clayton, H&W

Grantees: Kevin P. and Jenny L.E. Welch, H&W
Welch Family Charitable CRUT, Kevin P. Welch, Trustee

Partial Legal Descriptions (full legal descriptions on Exhibits 1 & 2:

Exhibit 1: ptn of sw $\frac{1}{4}$ of nw $\frac{1}{4}$ of 35-35-1

Exhibit 2: Lot 2 being ptn of n $\frac{1}{2}$ s $\frac{1}{2}$ nw $\frac{1}{4}$ ne $\frac{1}{4}$ 35-35-1

Situate in the county of Skagit, state of Washington.

Assessor's Parcel/Tax I.D. Number: 350135-2-001-1620/P32596; 350135-1-006-0207/P32554

EASEMENT DEED

THE GRANTORS, JAMES P. CLAYTON and WENDY D. CLAYTON, husband and wife, for no consideration, hereby convey and quitclaim to **GRANTEES, KEVIN P. WELCH**, as Trustee of the Welch Family Charitable CRUT; and **KEVIN P. WELCH and JENNY L.E. WELCH**, husband and wife, a non-exclusive, appurtenant easement, which shall run with, and be for the benefit of, Grantees real property described in Exhibit "1 ("Grantees' Property")," for ingress, egress and road and utility purposes, over, along, under and across the North sixty (60) feet and the East thirty (30) feet of Grantors' real property as described on the attached Exhibit "2."

Without limiting the scope or application of any other easement rights of the Grantees, the easement granted hereby shall be for the use of one single family residence located on Grantee's Property. The parties agree to cooperate in good faith to landscape the borders of the resulting sixty foot (60') easement in order to keep dust and noise at a minimum, to provide increased privacy, and to maintain a safe, continuous and convenient ingress and egress for road and utility purposes, over, along, under and across said easement. The Grantee shall bear the cost of maintaining the easement

Dated this 9 day of 2004 September 2004.


JAMES P. CLAYTON, Grantor


WENDY D. CLAYTON, Grantor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF WASHINGTON

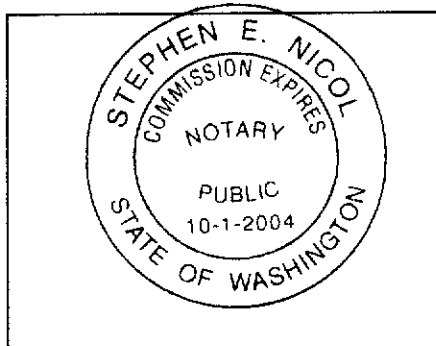
SEP 21 2004

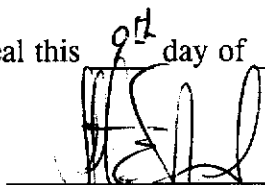
COUNTY OF Skagit

) SS.
Amount Paid 0
By Skagit Co. Treasurer
Deputy

On this day personally appeared before me James P. Clayton and Wendy D. Clayton, 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 this 9th day of September 2004.




Notary Public in and for the State of
Washington, residing at Burlington
My commission expires: 10-1-04

Printed Name: Stephen E. Nicol



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EXHIBIT 1

P32596

That portion of the Southwest Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian, lying East of the Plat of the Pointe, Division No. 3, as per plat filed in Volume 14 of Plats, at pages 151, 152, and 153, records of Skagit County, Washington; said parcel being a portion of Lot 4 of Short Plat No. 10-89 as approved June 17, 1989, and recorded August 2, 1989, in Volume 8 of Short plats, page 150, under Auditor's File No. 8908020066, records of Skagit County, Washington;

TOGETHER WITH that portion of the Northwest Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Northwest Quarter of the Northwest Quarter;
Thence South $89^{\circ} 35' 35''$ West along the South line of said Northwest Quarter of the Northwest Quarter a distance of 266.24 feet to the most Easterly line of Lot 38, Plat of the Pointe, Division No. 3, as per plat filed in Volume 14 of Plats at pages 151, 152 and 153;
Thence North $22^{\circ} 23' 33''$ East for 86.26 feet;
Thence North $3^{\circ} 40' 56''$ East a distance of 120.79 feet;
Thence North $89^{\circ} 35' 35''$ East a distance of 228.88 feet to the East line of the Northwest Quarter of the Northwest Quarter;
Thence South $0^{\circ} 56' 08''$ West a distance of 200.05 feet to the point of beginning.

All situated in the County of Skagit, State of Washington.



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EXHIBIT 2

P32554

Lot 2 of Skagit County Short Plat No. 93-081, approved October 7, 1994, and recorded October 10, 1994, under Auditor's File No. 9410100067, in Volume 11 of Short Plats, pages 127 and 128, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 35 North, Range 1 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across those certain easements delineated on the face of said Short Plat for said purposes, **EXCEPT** from said easements those portions thereof lying within the boundaries of the main tract herein above.

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