



200412030087

Skagit County Auditor

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WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221

RECIPROCAL EASEMENT AGREEMENT

PARTY ONE: VELMA V. MCKELVEY, a single woman

PARTY TWO: PETER ANDREAS PETERSEN and MICHELLE ANN PETERSEN, husband and wife

LEGAL:

PARTY ONE'S PROPERTY: Lot No. 51 of subdivision 4 RANCHO SAN JUAN DEL MAR, according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington. The complete legal of said property is continued on Exhibit A on page 5.

TAX PARCEL NOS: P19149, P68330

PARTY TWO'S PROPERTY: Lot No. 52 of subdivision 4 RANCHO SAN JUAN DEL MAR, according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington. The complete legal of said property is continued on Exhibit B on pages 6 and 7.

PARCEL NOS: 3975-000-052-0002, 3975-000-051-0102

RECITAL

A. VELMA V. MCKELVEY, a single woman (hereinafter "Party One") is the owner of the above-described and referenced real property (see Exhibit A which is attached hereto and incorporated by reference herein); and

B. PETER ANDREAS PETERSEN and MICHELLE ANN PETERSEN, husband and wife (hereinafter "Party Two") are the owners of the above-described and referenced real property (see Exhibit B which is attached hereto and incorporated by reference herein); and

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C. Party One's property is immediately adjacent to the north of Party Two's property and their respective properties have easement rights as set forth in a driveway easement agreement recorded April 21, 1972 under Skagit County Auditor's File No. 7676275, and by their signatures below, the undersigned parties confirm their respective easement rights with regard to said driveway; and

D. That in addition, the parties have agreed to grant unto one another reciprocal easements rights relating to the location of water lines servicing their respective properties; and

NOW THEREFORE, in consideration of the mutual benefits inuring to each of the parties hereto, they covenant and agree as follows:

1. Party One grants unto Party Two a non-exclusive three-foot (3-foot) easement under and across the following described portion of Party One's property for the purposes of the location, maintenance, repair and replacement of an one-inch water line: commencing in the northeastern corner of Party One's property to the east of Burrows Lane (a roadway used for accessing parties' property from Rosario Road) and proceeding to the west under Burrows Lane along the party's common boundary line where the water line will be merged into the water lines referred to in paragraphs 2 and 3 below.

2. Party One grants unto Party Two a non-exclusive one and one-half foot (1-1/2 foot) easement running parallel along her southwesterly boundary line with Party Two for the purposes of the location, maintenance, repair and replacement of a one-inch (1 inch) water line.

3. Party Two grants unto Party One a non-exclusive one and one-half foot (1-1/2 foot) easement running parallel along their northeasterly boundary line with Party One for the purposes of the location, maintenance, repair and replacement of an one-inch (1 inch) water line.

4. The parties confirm that each shall have their own water lines serving their respective properties, and that it is their intent to have their respective water lines be adjacent to one another and that the exact location of said water lines has not been determined, but it is the intent



that it would lie within the above-described three foot (3-foot) wide easement area.

5. The parties understand and agree that the easements granted herein are to be appurtenant to the land and shall be for the use and benefit of their respective heirs, successors and assigns.

DATED: 12 November 2004 Velma V. McKelvey
Velma V. McKelvey - Party One

DATED: 11/30/2004 Peter Andreas Pettersen
Peter Andreas Pettersen
Party Two

DATE: 30 November 2004 Michelle Ann Pettersen
Michelle Ann Pettersen
Party Two
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss

DEC 02 2004
Amount Paid
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that VELMA V. MCKELVEY executed the foregoing instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: November 12, 2004 [Signature]



Notary Public in and for the State of California, residing at: Claremont, CA
My appointment expires: July 1, 2005



EXHIBIT "A"

PARCEL A:

Lot 51, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4, Plate 3, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22, records of Skagit County, Washington;

EXCEPT the Southwesterly 10 feet thereof;

TOGETHER WITH that portion of vacated Rosario Road, as vacated under Commissioner's File Nos. 10766 and 12309, which has reverted to said premises by operation of law;

ALSO TOGETHER WITH reciprocal easement rights as agreed and granted by instrument recorded on April 21, 1972, under Auditor's File No. 767275, records of Skagit County, Washington.

PARCEL B:

That portion of Government Lot 3 and the Southwest Quarter of the Northwest Quarter of Section 11, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Northeasterly corner of Lot 51, Rancho San Juan Del Mar, Subdivision No. 4, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22, records of Skagit County, Washington;

thence North 51°44' East 20 feet;

thence South 38°16' East parallel with the Northeasterly line of said Lot 51, to the Northwesterly line of the Rosario County Road as it now exists;

thence Southwesterly along said road right-of-way to a point that bears South 38°16' East from the point of beginning;

thence North 38°16' West to the point of beginning;

TOGETHER WITH that portion of vacated Rosario Road, as vacated under Commissioner's File Nos. 10766 and 12309, which has reverted to said premises by operation of law;

EXCEPT all that portion, if any, lying within Lot 22, Plat of Rancho Juan Del Mar, Subdivision No. 11.

Situate in Skagit County, Washington.

Said property shall be subject to and together with all easements, reservations, and restrictions of record.

END OF EXHIBIT A



EXHIBIT B

Parcel A:

Lot No. 52 of subdivision 4 RANCHO SAN JUAN DEL MAR, according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington.

Parcel B:

The Southwesterly 10 feet of Lot 51, as measured at right angles to the Southwesterly line thereof, "Rancho San Juan Del Mar, Subdivision No. 4", according to the plat recorded in Volume 6 of plats, pages 19 to 22 inclusive, records of Skagit County, Washington.

Together with that portion, if any, of vacated Rosario Road, as vacated under Commissioner's File Nos. 10766 and 12309, that has reverted to said premises by operation of law.

Parcel C:

That portion of Government Lot 3, Section 11, Township 34 North, Range 1 East W.M., being also portions of vacated Rosario Road as vacated under Commissioner's File Numbers 10766 and 12309, being more particularly described as follows:

Beginning at the Southeasterly corner of Lot 52, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4," according to the Plat recorded in Volume 6 of Plats, pages 19 to 22, inclusive, records of Skagit County, Washington; thence South 39° 38'00" East along the Southeasterly projection of the Northeasterly line of said Lot 52, a distance of 95.28 feet to the Northwesterly Right-of-way line of the Rosario Road; thence South 45°58'00" West, along said Right-of-way, a distance of 47.13 feet to a point that bears South 40°44'00" East from the Southwesterly corner of said Lot 52; thence North 40°44'00" East from the Southwesterly corner of said Lot 52; thence North 40°44'00" West, to the Southwest corner of said Lot 52, a distance of 87.40 feet; thence along the Southeasterly line of said Lot 52 in a Northeasterly direction an arc length of 50.01 feet to the TRUE POINT OF BEGINNING.

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Parcel D:

That portion of Government Lot 3, Section 11, Township 34 North, Range 1 East, W.M. being also portions of vacated Rosario Road as vacated under Commissioner's File Numbers 10766 and 12309, being more particularly described as follows:

Any and all interest that the Grantor may have in vacated portions of Rosario Road that attach by operation of laws to the Southwesterly 10 feet of Lot 51 of "Rancho San Juan Del Mar, Subdivision No. 4," according to the plat recorded in Volume 6 of Plats, pages 19 to 22 inclusive, records of Skagit County, Washington as previously referred to in that certain Warranty Deed dated April 19, 1972, and recorded on April 21, 1972 under Skagit County Auditor's File No. 767274.

Subject to and together with all matters of records including a first right of refusal and easements, restrictions, and reservations of record.

END OF EXHIBIT B - PAGE TWO

END OF EXHIBIT B - PAGE TWO

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