



200502110023

Skagit County Auditor

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6 9:20AM

RETURN TO:

Charles and Kaye Lederle  
428 Jameson  
Sedro-Woolley, WA 98284

DOCUMENT TITLE(S) (or transactions contained herein):

**Easement**

113121-P

LAND TITLE OF SKAGIT COUNTY

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. Lederle, Kaye
2. Walker, Janet
3. Buchanan, Kristie (Froland)

GRANTEE(S) (Last name, first name and initials):

1. Lederle, Charles David and Kaye
- 2.

**ORIGINAL**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 29 2004

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

An easement over a portion of the SW 1/4 of the SW 1/4 of Section 21, Township 35 North, Range 6 East, W.M.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

**P41808**

## Easement

The Grantors, **Kaye Lederle, as her separate property, Janet Walker, as her separate property, and Kristie Froland Buchanan, as her separate property, each as to an undivided 1/3**, for and in consideration of a boundary line adjustment, and not for monetary consideration, conveys and quit claims to **Charles David Lederle and Kaye Lederle, husband and wife**, including any after-acquired interest of Grantors, the real property legally described as follows:

A perpetual non-exclusive easement for utilities as now situated on the ground, and also for ingress, egress and utilities over, across and under that road as now constructed shown on the survey recorded July 14, 2000 in Skagit County Auditor File No. 200007140063, being not less than 12 feet in width but of sufficient width for emergency vehicle access as required by Skagit County, for the use and benefit of adjacent property owned Lederle. The existing road is legally described as follows:

A strip of land 12 feet in width in the Southwest quarter of the Southwest quarter of Section 21, Township 35 North, Range 6 East, W.M., lying 6 feet on each side of the following described centerline:

Commencing at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 21; thence North 90 deg. 00' 00" West along the South line of said Southwest quarter of the Southwest quarter a distance of 111.73 feet to the true point of beginning; thence North 19 deg. 54' 00" East a distance of 48.64 feet; thence North 8 deg. 29' 14" East a distance of 51.20 feet, more or less, to the Southerly right-of-way margin of the road known as South Skagit Highway; the sides of the 12 foot easement to be either shortened or extended to intersect with adjacent property and right-of-way boundaries; Situated in Skagit County, Washington.

This easement is a covenant appurtenant to the benefited parcel. This easement shall be binding on the heirs, devisees, successors and assigns of the Grantors.

DATED this 13 day of September, 2004.

Kaye Lederle  
Kaye Lederle

Janet Walker  
Janet Walker

Kristie Froland Buchanan  
Kristie Froland Buchanan



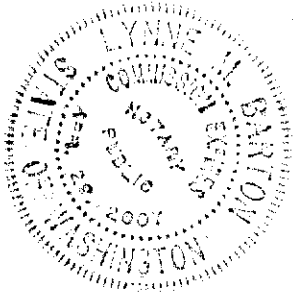
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STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF Ferry )

On this day personally appeared before Janet Walker, personally known to me to be the person described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13<sup>TH</sup> day of SEPTEMBER, 2004.



Lynne M. Barton  
Notary Public in and for the State of  
Washington, residing at Republic  
My Commission Expires: 4-29-07  
Print Name: LYNNE M. BARTON



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STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF Skagit )

On this day personally appeared before Kaye Lederle, personally known to me to be the person described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29 day of July, 2004.



Notary Public in and for the State of  
Washington, residing at Sebra Woolley  
My Commission Expires: 10-1-04  
Print Name: Patrick M. Hayden

STATE OF WASHINGTON )

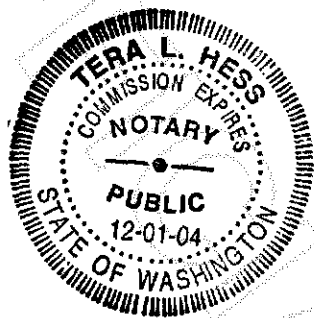


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COUNTY OF Snohomish) SS.

On this day personally appeared before Kristie Froland Buchanan, personally known to me to be the person described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 31 day of July, 2004.



(Tera Hess)  
Notary Public in and for the State of  
Washington, residing at Granite Falls  
My Commission Expires: 12-1-2004  
Print Name: Tera L Hess



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20 21  
29 28  
932.74  
N.W. COR. SECT. 28  
FOUND 1" IRON PIPE  
MAR. 10, 2000

N 81°04'40"E  
SOUTH SKAGIT HWY

R.O.W. MARGIN  
FROM SURVEY

N 2°05'17"E  
DAY CREEK

EXISTING STRUCTURES

30" CEDAR  
TREE

NORTH BANK AT VEGETATION LINE

Benefited parcel

ADJUSTED PROPERTY  
LINE

DAY CREEK

108.8  
S 00°59'44"E  
2677.92  
75.01  
S 00°59'44"E  
1/4

1/4 SECTION BE  
RECORD OF SUR  
AT PAGE 207.



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