



200504140037

Skagit County Auditor

4/14/2005 Page

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4 9:53AM

Name: Pasquale J. Senatore, Jr

Address: P.O. Box 1345

City and State: Mount Vernon, WA 98273

Tax Account Number: 340416-4-004-0500 & 0600 & 0700 (P107688, P107689, P107690)

EASEMENT

THE GRANTOR Pasquale J Senatore, Jr., former owner and developer and owner of the property described herein; Angela C. Senatore, an unmarried woman, the owner of Tract 2 of the property herein described; and Bryce P. Shutt and Mary T. Shutt, formerly Mary T. Senatore, husband and wife, the owners of Tract 3 of said property

for and in consideration clearing title and providing intended access to Tract 4 of said property herein described

hereby, conveys and quit claims to Wesley H Rosenbach and Mildred I Rosenbach, husband and wife, present owners of said Tract 4, a non-exclusive ingress, egress and utility easement over portions of said Tracts 2 and 3 herein described to benefit the grantees and the said Tract 4

Whereas, the said Pasquale J. Senatore (hereafter Developer) developed and platted that certain City of Mount Vernon Short Plat No. MV-6-94, approved January 27, 1995, and recorded January 30, 1995 under Auditor's File No. 9501300001 in Volume 11 of Short Plats, pages 177 and 178, records of Skagit County, WA, being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 34, North, Range 4 East, WM.;

Whereas, said Short Plat had 4 lots, shown therein as Tracts 1, 2, 3 and 4

Whereas, said Developer conveyed Tract 4 of said Short Plat to T. Mitch Willis, by deed recorded under Auditor's File 9697240029 and said Willis has thereafter conveyed to the grantees herein said Tract 4 by deed recorded under Auditor's File 200201030086;

Whereas, said Developer conveyed Tract 3 to the Shutts by deed recorded under Auditor's File 9712090052;

Whereas said Developer conveyed Tract 2 to Angela C. Senatore by deed recorded under Auditor's File 9904140061;

Whereas said Developer contracted to be built two Single Family Residences respectively on said Tracts 2 and 3, with Certificate of Occupancy given by the City of Mount Vernon on November 25, 1997;

Whereas, in the conveyance of said Tract 4 of said Short Plat to Willis, the Developer did not include any reference to the right of access or utilities over the said Tracts 2 and 3 to the public road known as Waugh Road;

Whereas, the face of said Short Plat shows easements that were initially intended, which were not specifically conveyed;

Whereas, the constuction of the respective houses on Tracts 1, 2 and 3 of said Short Plats have altered the actual possible locations of the access that may be now provided for said Tract 4;

Now Therefore, in a good faith effort to settle and to provide the necessary access rights needed for said Tract 4, which none had been included in the original conveyance, the following **NON-EXCLUSIVE ACCESS (INGRESS AND EGRESS) AND UTILITY EASEMENTS** are hereby conveyed to the present and future owners of said Tract 4:

LOT 2 TO LOT 4

That portion of Lot 2 in Short Plat MV-6-94, recorded under Auditor's File No 9501300001, records of Skagit County, Washington, described as follows:

Beginning at the common corner between Lots 2, 3 and 4 of said Short Plat; thence S00°11'34"W, along the common line between Lots 2 and 4 of said short plat a distance of 13.27 feet; thence N49°34'42"E, parallel to the common line between Lots 2 and 3 of said short plat a distance of 64.41 feet; thence N00°37'28"E, a distance of 8.47 to the common line between Lots 2 and 3 of said short plat; thence N89°22'32"W, along said common line a distance of 5.62 feet; thence S49°34'42"W, along said common line a distance of 57.09 feet to the point of beginning.

LOT 3 TO LOT 4

That portion of Lot 3 in Short Plat MV-6-94, recorded under Auditor's File No 9501300001, records of Skagit County, Washington, described as follows:

Beginning at the common corner between Lots 2, 3 and 4 of said Short Plat; thence N89°21'01"W, along the common line between Lots 3 and 4 of said short plat a distance of 18.92 feet; thence N49°34'42"E, parallel to the common line between Lots 2 and 3 of said short plat a distance of 89.62 feet; thence S00°37'28"W a distance of 21.38 feet to the common line between Lots 2 and 3 of said short plat; thence N89°22'32"W along said common line a distance of 5.62 feet; thence S49°34'42"W, along said common line a distance of 57.09 feet to the point of beginning.

LOTS 2 AND 3 TO 4:

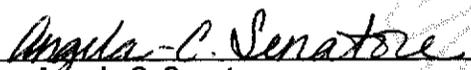
That portion of the most Northerly 30 feet of Tract 3 and Northerly 15 feet of Tract 2 lying Southeasterly and Easterly of the following described line:

Beginning at the common corner between Lots 2, 3 and 4 of said Short Plat; thence N89°21'01"W, along the common line between Lots 3 and 4 of said short plat a distance of 18.92 feet to the point of beginning of said line; thence N49°34'42"E, parallel to the common line between Lots 2 and 3 of said short plat to an intersections with the North line of said Tract 3.

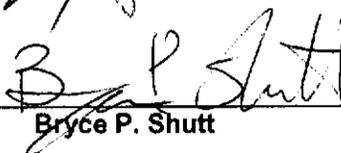
In Witness Whereas, this conveyance is hereby dated this _____ day of April, 2005.



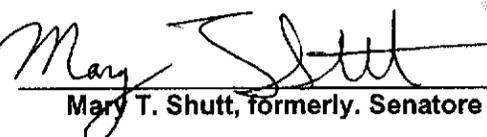
Pasquale J. Senatore, Jr.

 04/12/05

Angela C. Senatore



Bryce P. Shutt



Mary T. Shutt, formerly. Senatore



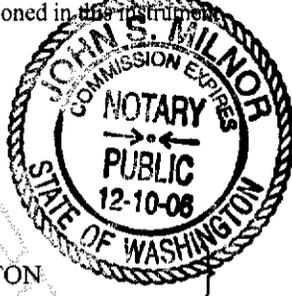
200504140037
Skagit County Auditor

STATE OF WASHINGTON
COUNTY OF Skagit }

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I certify that I know or have satisfactory evidence that **Pasquale J. Senatore, Jr.** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 14, 2005



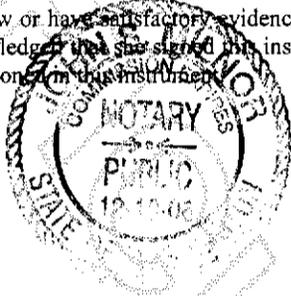
John S. Milnor
Notary Public in and for the State of Washington
Residing at **Mount Vernon**
My appointment expires: 12-10-06

STATE OF WASHINGTON
COUNTY OF Skagit }

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I certify that I know or have satisfactory evidence that **Angela C. Senatore.** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 12, 2005



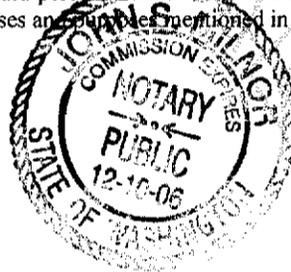
John S. Milnor
Notary Public in and for the State of Washington
Residing at **Mount Vernon**
My appointment expires: 12-10-06

STATE OF WASHINGTON
COUNTY OF Skagit }

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I certify that I know or have satisfactory evidence that **Bryce P. Shutt and Mary T. Shutt** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 13, 2005



John S. Milnor
Notary Public in and for the State of Washington
Residing at **Mount Vernon**
My appointment expires: 12-10-06

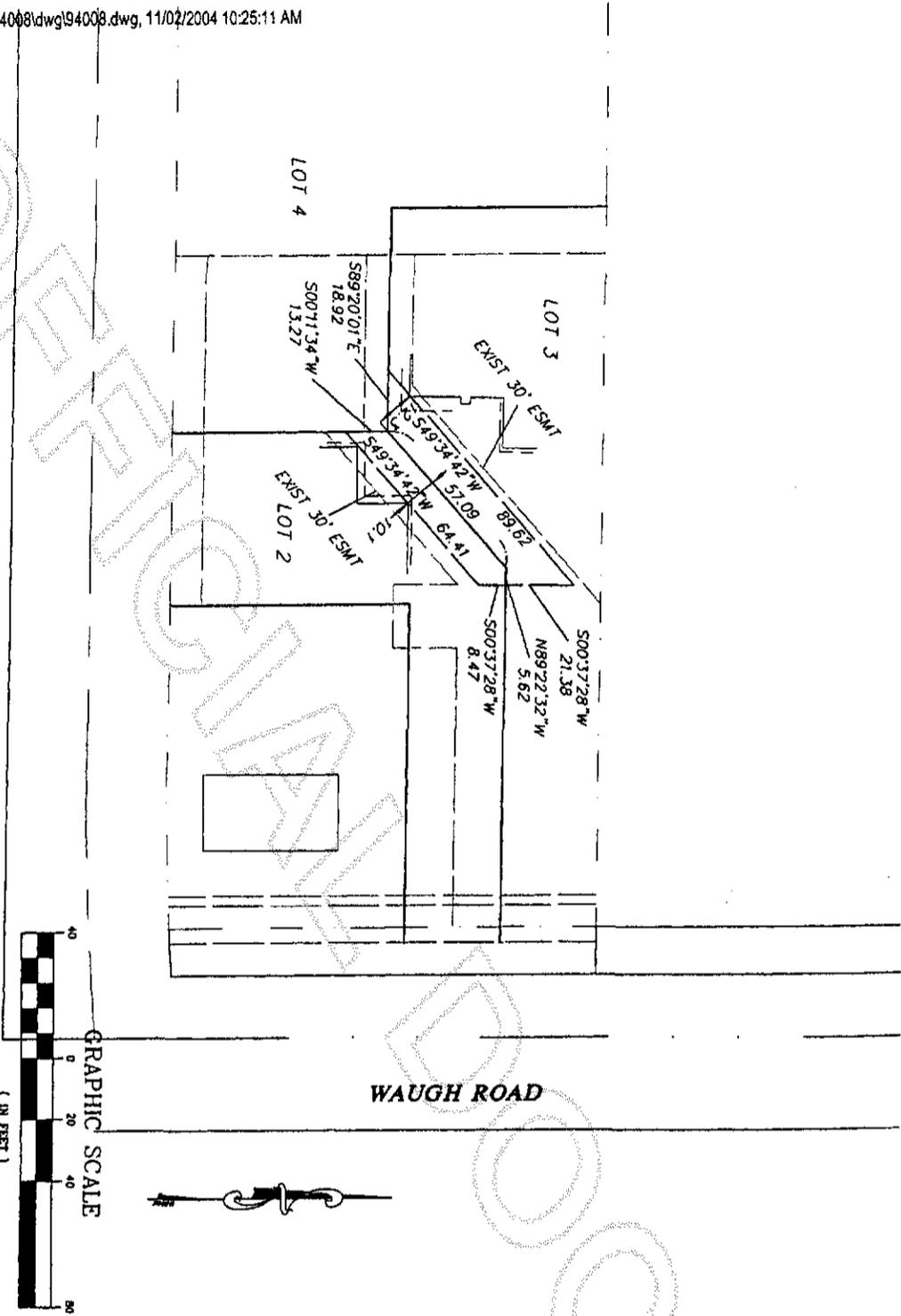
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 14 2005

Amount Paid \$ 0
Skagit Co. Treasurer
By SP Deputy



200504140037
Skagit County Auditor



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