

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Russell A. Vogt
32911 South Shore Drive
Mount Vernon, Washington 98274



200505250078
Skagit County Auditor

5/25/2005 Page 1 of 4 1:43PM

EASEMENT

Grantor (s) RUSSELL A. VOGT & MELODIE A. VOGT, husband and wife
Grantee (s) RUSSELL A. VOGT, a married man, as his separate property
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: Lots 46-49 Block 2; Lots 48-49 Block 1, Subdivision #3, Plat of Lake Cavanaugh
Additional Legal on page(s) 1
Assessor's Tax Parcel No's: P66823; P104502; P66995; P66996; P66997

WHEREAS, RUSSELL A. VOGT, a married man, as his separate property, is the owner of the following described real property located in Skagit County, Washington:

Lots 46, 47, 48, and 49, Block 2, Lake Cavanaugh Subdivision #3, recorded in Volume 6 of Plats, Page 27, records of Skagit County, Washington

Situate in the County of Skagit, State of Washington

AND WHEREAS, RUSSELL A. VOGT, a married man, as his separate property, is the owner of the following described real property located in Skagit County, Washington:

Lots 48 and 49, Block 1, Lake Cavanaugh Subdivision #3, recorded in Volume 6 of Plats, Page 27, records of Skagit County, Washington

Situate in the County of Skagit, State of Washington.

NOW THEREFORE, THE UNDERSIGNED, RUSSELL A. VOGT, a married

man, as his separate property, and MELODIE A. VOGT, wife of RUSSELL A. VOGT, as to any interest held by her or their marital community, (hereinafter referred to collectively as "Grantor") in consideration of the covenants and conditions hereinafter set forth, establishes, gives, grants and conveys to RUSSELL A. VOGT, a married man, as his separate property, (hereinafter referred to as "Grantee"), including any after acquired title in the interests conveyed herein, an exclusive, perpetual easement for ingress, egress, utilities, parking, recreational use, camping, the right to plant, trim or remove any vegetation, the right to move, grade, fill or otherwise alter the topography of the easement area, the right to maintain, construct and demolish, structures and improvements of any kind in any location within the easement area, including but not limited to a dock and dock access into Lake Cavanaugh, and to include the right to exclude all others, including the owners of the servient estate from the use of the easement area, which easement area is over, under, across and including the following described tract:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

That portion of Lot 49, Block 1, Lake Cavanaugh Subdivision #3, recorded in Volume 6 of Plats, Page 27, records of Skagit County, Washington, described as follows:

MAY 25 2005
Amount Paid to
Skagit Co. Treasurer
By Deputy

The Westerly 35.00 feet of said Lot 49, as measured along the South line thereof.

TOGETHER WITH

That portion of the adjacent shorelands and tidelands that fall between the northerly extension of the West line of said Lot 49 and the northerly extension of the East line of the Westerly 35.00 feet of said Lot 49, as measured along the South line thereof.

Situate in Skagit County, Washington.

The easement created by this document is for the purpose of benefiting the property described herein only. The benefits, burdens, and covenants of the easement granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantor's property, the Grantee's property, the Grantor and the Grantee, and their respective heirs, successors and assigns, and all persons possessing any of said property by, through, or under the parties hereto, or their respective heirs, successors or assigns.

This easement shall not effect a merger of the fee ownership and the easement. The fee and easement shall hereafter remain separate and distinct.

Easement
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DATED this 24 day of May, 2005.

GRANTOR:

Russell A. Vogt
RUSSELL A. VOGT

Melodie A. Vogt
MELODIE A. VOGT

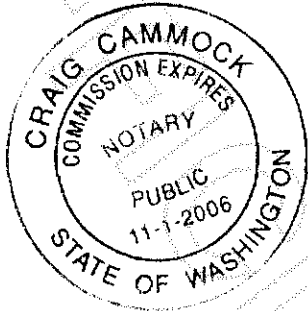
GRANTEE:

Russell A. Vogt
RUSSELL A. VOGT



State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that RUSSELL A. VOGT is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



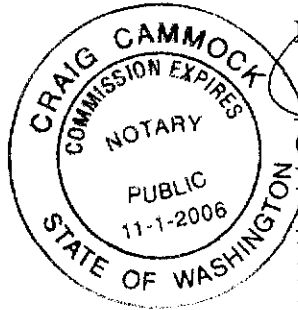
Dated: 5/25/2005

(Signature)
Craig Cammock

Print Name of Notary
My appointment expires: 11-1-06

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that MELODIE A. VOGT is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: 5/25/2005

(Signature)
Craig Cammock

Print Name of Notary
My appointment expires: 11-1-06



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