



200506170166

Skagit County Auditor

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JERRY HAMMER
4040 Mount Baker Hwy.
Everson, WA 98247

Parcel No.: P-36127
Legal Desc.: Ptn. Sec. 10, T. 35 N., R. 4 E. WM.

L16554-DE

LAND TITLE COUNTY

EASEMENT

THE GRANTOR, MARY K. BISHOP, as her separate estate,
for and in consideration of Granting of Easement rights and no other consideration, convey to
THE GRANTEE, JERRY HAMMER as his separate estate and to their heirs, successors and
assigns in ownership of the property described on **Exhibit "A"** attached hereto, a non-exclusive
easement for utilities over, under and across the following described tract:

Said easement shall be perpetual and run with the land in favor of Grantee and the Grantor reserves
the right to use said easement for access purposes

Easement area as described hereto on Exhibit "A"

Dominant tenement described In Exhibit "C"

Easement area delineated on Exhibit "D"

Grantee agrees to:

- Remove grass on the Grantor's driveway area
- Build one vehicle turnout area as currently flagged on the ground
- Build one parking area as currently flagged on the ground
- Cover all the above areas with crushed rock

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 17 2005

Amount Paid \$
By Skagit Co. Treasurer Deputy

This Easement Agreement is executed the 17 day of June, 2005.

Jerry Hammer
Jerry Hammer

Mary K. Bishop
Mary K. Bishop

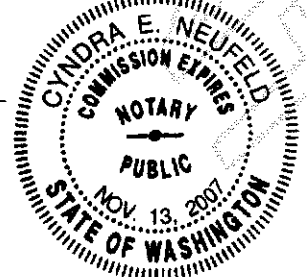
State of Washington }
County of Skagit } SS.

On this day personally appeared before me **MARY K. BISHOP**, to me known to be the
individual(s) described in and who executed the within and foregoing instrument, and
acknowledged that he/she signed the same as his free and voluntary act and deed, for the uses
and purposes therein mentioned.

Given under my hand and official seal this 17 day of June, 2005.

Cyndra E. Neufeld

Notary Public in and for the State of Washington, residing at: Sumas
My appointment expires: Nov. 13, 2007



State of Washington }
County of Skagit } SS.

On this day personally appeared before me **JERRY HAMMER**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17 day of June, 2005.

Cyndra E. Neufeld
Notary Public in and for the State of Washington, residing at: Sumas
My appointment expires: Nov. 13, 2007

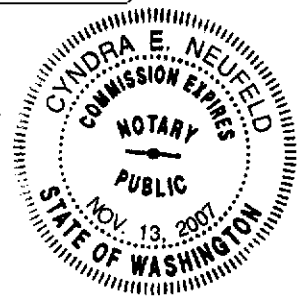


Exhibit A

A nonexclusive easement 40 feet in width for ingress, egress and utilities over, under and across the following described property:

A portion of the West Half of the Southwest quarter of Section 10, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 10 thence North 03°39'47" East along the East line of said subdivision a distance of 547.43 feet, thence South 79°42'58" West, a distance of 309.11 feet said point being the **True Point of Beginning**, thence South 03°39'47" West, a distance of 436.34 feet to the North line of the County Road right of way (formerly the Fairhaven and Southern Rail way), thence North 50°44'55" West along said right of way for a distance of 49.19 feet, thence North 03°39'47" East for a distance of 436.34 feet, thence South 50°44'55" East for a distance of 49.19 feet to the True Point of Beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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Exhibit C

PARCEL "A":

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ Section 10, Township 35 North, Range 4 East W.M., EXCEPT that portion described as follows:

Beginning at the Southwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10;
thence North $03^{\circ}39'47''$ East along the West line thereof, a distance of 547.43 feet to the point of beginning of this description;
thence North $79^{\circ}42'58''$ East, a distance of 150.05 feet;
thence North $03^{\circ}39'47''$ East, a distance of 180.00 feet;
thence North $31^{\circ}33'22''$ East, a distance of 244.54 feet;
thence North $03^{\circ}39'47''$ East, a distance of 329.95 feet to the North line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said subdivision;
thence North $62^{\circ}43'42''$ West, a distance of 300.98 feet to the West line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 10;
thence South $02^{\circ}53'33''$ East along said West line, a distance of 138.00 feet to the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence South $03^{\circ}39'47''$ West along the West line thereof, a distance of 745.68 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at the Southeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10;
thence North $03^{\circ}39'47''$ East along the East line of said subdivision, a distance of 547.43 feet;
thence South $79^{\circ}42'58''$ West, a distance of 309.11 feet;
thence South $03^{\circ}39'47''$ West, a distance of 436.34 feet to the North line of the county road right-of-way (formerly the Fairhaven and Southern Railway right-of-way);
thence South $50^{\circ}44'55''$ East along said right-of-way line, a distance of 368.90 feet to the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 10;
thence North $03^{\circ}39'47''$ East along said subdivision line, a distance of 178.10 feet to the point of beginning.

Situate of the County of Skagit, State of Washington.



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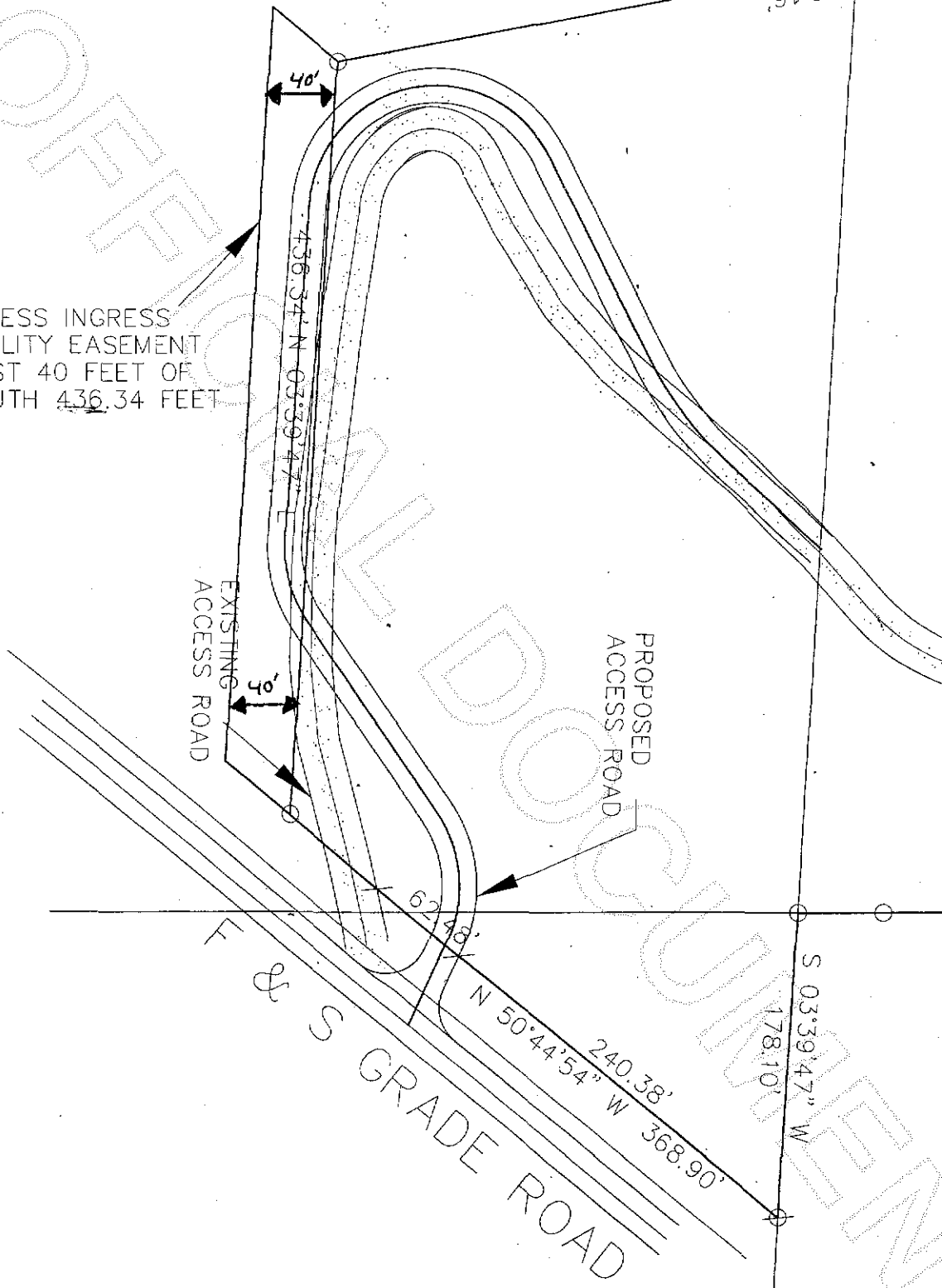
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Exhibit D

40' EGRESS INGRESS
AND UTILITY EASEMENT
THE EAST 40 FEET OF
THE SOUTH 436.34 FEET



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