



200511090095

Skagit County Auditor

11/9/2005 Page

1 of

4 3:54PM

WHEN RECORDED RETURN TO:

SLOAN G. JOHNSON  
ATTORNEY AT LAW  
P.O. BOX 854 / 711 E. MORRIS ST.  
LA CONNER, WA 98257

DOCUMENT NAME: EASEMENT

GRANTOR: MADELEINE ROOZEN COOK

GRANTEE: MADELEINE ROOZEN COOK

LEGAL DESCRIPTION:

LOT C OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED AF#200506270127 AKA LOT 4,  
BLOCK 10, MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT COUNTY,  
WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109,  
RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE NORTH 35 FEET OF SAID LOT 4.

ASSESSOR'S TAX NUMBER: 4128-010-004-0300 PARCEL NO. P123061

## EASEMENT

For and in consideration of \$1.00 in hand paid, the benefits derived by the Grantee herein, and other good and valuable consideration, receipt whereof is hereby acknowledged Madeleine Roozen Cook, a married woman, as her separate property (**Grantor**) being the owner of both the dominant and the servient parcels hereinafter described, hereby conveys and grants the following easement rights, together with all after acquired title of the grantor, to Madeleine Roozen Cook, a married woman, as her separate estate and to her heirs, successors and assigns (**Grantee**). The Grantor desires to create a non-exclusive easement for an underground drainage pipe system for the benefit of the dominant parcel. Said easement, described in EXHIBIT "A" attached hereto is within the following described parcel owned by said Grantor:

LOT C OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED AF#200506270127 AKA LOT 4, BLOCK 10, MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE NORTH 35 FEET OF SAID LOT 4.

Parcel Number: P123061 Assessor Tax No. 4128-010-004-0300

The easement is for the benefit of the following described parcel, also owned by said Grantor:

LOT A OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED AF#200506270127 AKA THAT PORTION OF LOT 3 AND THE EAST 10 FEET OF LOT 2, BLOCK 10, MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 20 DEGREES 56' 00" WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 35.00 FEET; THENCE NORTH 60 DEGREES 04' 00" WEST, A DISTANCE OF 58.44 FEET; THENCE NORTH 29 DEGREES 56' 00" EAST, A DISTANCE OF 26.07 FEET; THENCE NORTH 59 DEGREES 02' 38" WEST A DISTANCE OF 39.09 FEET; THENCE SOUTH 31 DEGREES 16' 17" WEST, A DISTANCE OF 25.58 FEET; THENCE NORTH 60 DEGREES 04' 00" WEST, A DISTANCE OF 12.02 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 10.00 FEET OF SAID LOT 2, BEING THE TERMINUS OF SAID LINE DESCRIPTION.

Parcel Number: P123059 Assessor Tax No. 4128-010-004-0100



200511090095  
Skagit County Auditor

Grantee shall have the right without prior institution of any suit or proceeding at law, at such times as may be necessary, to enter upon said property for the purpose of constructing, repairing, altering, or reconstructing said underground drainage pipe system, or making any connections therewith, without incurring any legal obligation or liability therefor; provided that such constructing, repairing, altering, or reconstructing of said underground drainage pipe system shall be accomplished in such a manner that the private improvements existing in this right-of-way shall not be disturbed or destroyed, or in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

The Grantor shall retain the right to use the surface of said easement, so long as said use does not unreasonably interfere with the maintenance of the underground drainage pipe system. An illustrative depiction of the easement is attached as Exhibit B.

This easement shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns of both parties hereto.

Dated this 14<sup>th</sup> day of October, 2005

Amount Paid \$  
Skagit Co. Treasurer  
By  
NOV 0 9 2005

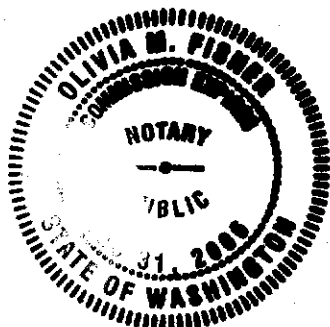
*Madeleine Roozen Cook*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Madeleine Roozen Cook, Grantor

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )SS

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 14<sup>th</sup> day of October, 2005, personally appeared before me Madeleine M Roozen Cook and \_\_\_\_\_, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



*Olivia M. Fisher*

Notary Public in and for the State of Washington,  
residing at Anacortes

200511090095  
Skagit County Auditor

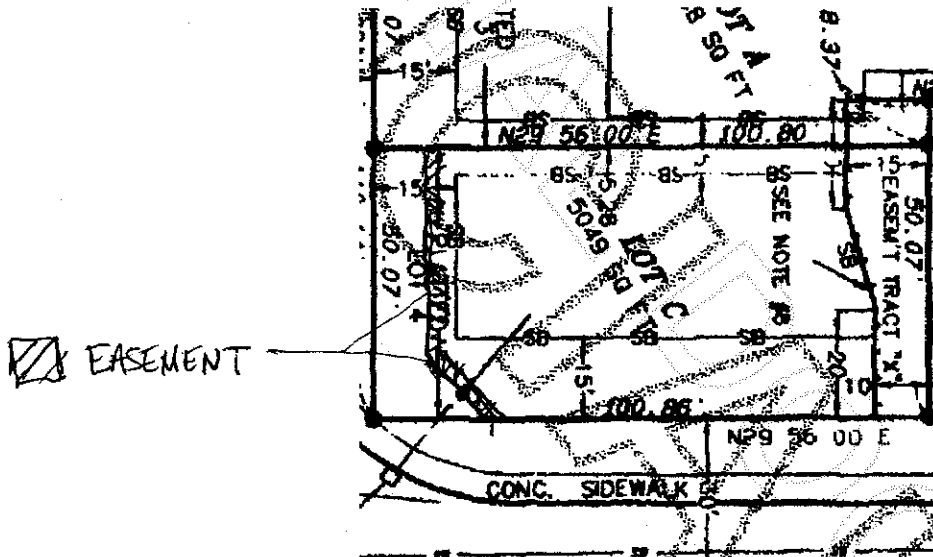
## EXHIBIT A

### DESCRIPTION OF EASEMENT

A three foot wide easement beginning at the westerly boundary line of Lot C between 12 and 15 feet north of the southwest corner of Lot C and extending east approximately 40 feet thence northeasterly approximately 14 feet directly to the existing connection with the Town of La Conner's storm sewer system at the easterly boundary of Lot C, which is located 17 feet 6 inches from the southeast corner of Lot C.

## EXHIBIT B

### ILLUSTRATION OF EASEMENT



200511090095  
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