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200601250088

Skagit County Auditor

1/25/2006 Page

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DOCUMENT TITLE	License to Use Stairs for Beach Access
REFERENCE NO. OF DOCUMENTS ASSIGNED/ RELEASED	
GRANTOR	Brien Stafford and Cynthia Stafford, Trustees of the Stafford Living Trust
GRANTEE	Gaylen and Sherri Tyler, husband and wife
LEGAL DESCRIPTION	Lot 1 of Short Plat No. 91-54, Skagit County, Washington
ASSESSOR'S PARCEL NO.	340216-4-001-0000; 340216-4-002-0000

LICENSE TO USE STAIRS FOR BEACH ACCESS

This License to Use Stairs for Beach Access ("License") is entered into this 26 day of November, 2005 by Brien Stafford and Cynthia Stafford, Trustees of the Stafford Living Trust ("Grantor") and Gaylen and Sherri Tyler, husband and wife ("Grantee").

WHEREAS, Grantor owns certain property located at 14850 Snee Oosh Road, La Conner, Washington 98257 and legally described on **Exhibit A** attached hereto ("Stafford Property"); and

WHEREAS, Grantee owns adjacent property located at 4898 Snee Oosh Road, La Conner Washington 98257, Skagit County, Washington and legally described on **Exhibit B** attached hereto ("Grantee's Property"); and

WHEREAS, Grantee wishes to use the existing stairs located on the Stafford Property for access to the beach and Grantor is willing to allow such use under the terms and conditions set forth herein,

NOW, THEREFORE, in consideration of the mutual promises contained herein and the benefit derived therefrom, the parties hereby agree as follows:

1. Grant of License. Grantor hereby grants Grantee a license to use the existing stairs located on the Stafford Property for access to the beach. Grantor also grants to Grantee the right to use the existing path on the Stafford Property to access the stairs.

2. Maintenance of the Stairs and Path. In consideration for the granting of this License to use the stairs and path, the Grantee agrees to help Grantor with maintenance of the stairs and path in the event any maintenance is required.

3. Release and Indemnity. Grantee hereby releases Grantor and agrees to defend, indemnify and save Grantor harmless from any and all losses, damages, claims and causes of action of any kind or description which may accrue to or be suffered by any person or property, including loss by death, if such damage, loss, claim or action arises out of or results, directly or indirectly, from Grantee's use of the path and stairs or other exercise of the rights and obligations granted hereunder. This release and indemnification shall survive termination of this License.

4. Scope of License. This License is only for Grantee's pedestrian use of the stairs and path and extends to Grantee, their licensees, guests, invitees and family (collectively known as "Grantee" in this Agreement). This License can be terminated at any time by Grantor, its successors, heirs and assigns (collectively known as "Grantor" in this Agreement). In the event Grantor elects to terminate this License, Grantor shall give Grantee written notice of termination and record a copy of said notice in the records of Skagit County, Washington. Upon the date of recording, Grantee's right to use their stairs shall automatically terminate without further action of either party. This License and the rights set forth herein shall automatically terminate upon the sale or transfer, voluntarily or involuntarily, of either Grantee's or the Stafford Property.

GRANTOR:

STAFFORD LIVING TRUST

By: Brian Stafford
Brien Stafford, Trustee

By: Cynthia Stafford
Cynthia Stafford, Trustee

GRANTEE:

Dalen Tyler
Dalen Tyler

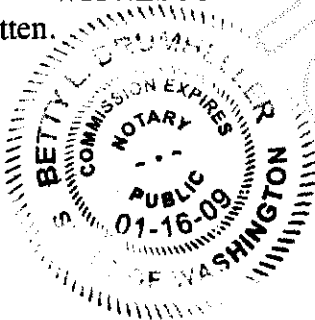
Sherri Tyler
Sherri Tyler



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

THIS IS TO CERTIFY that on the 29th day of December 2005, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, came Brien Stafford and Cynthia Stafford, trustees of the Stafford Living Trust, u/t/a dated _____, personally known or having presented satisfactory evidence to be the individuals described in and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND and official seal the day and year in this certificate first above written.



Betty L. Drumheller
Print Name: Betty L. Drumheller
Notary Public in and for the
State of Washington, residing at
Issaquah
Expiration Date: 1-16-09

STATE OF WASHINGTON)
) ss.
COUNTY OF ~~KING~~ SKAGIT)

THIS IS TO CERTIFY that on the 26th day of NOVEMBER, 2005, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, came Gaylen Tyler and Sherri Tyler, husband and wife, personally known or having presented satisfactory evidence to be the individuals described in and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND and official seal the day and year in this certificate first above written.



Anneliese Maria Farrell
Print Name: ANNELIESE MARIA FARRELL
Notary Public in and for the
State of Washington, residing at
La Conner
Expiration Date: 6/28/08



EXHIBIT A

LEGAL DESCRIPTION

(GRANTOR'S PROPERTY)

LOT 1 AND LOT 2 OF SHORT PLAT #91-54, recorded in the records of Skagit County, Washington under AF#9407290097 which is a portion of Tract 2 of Skagit County Short Plat #72-80, recorded in Book 4 of Short Plats, page 170 in the records of Skagit County, Washington under AF#8009040027.



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Skagit County Auditor

EXHIBIT B

LEGAL DESCRIPTION

(GRANTEE PROPERTY)

Tract 1 of Skagit County short Plat No. 91-055, approved July 20, 1994, and recorded July 28, 1994, in Book 11 of Short Plats, page 91, under Auditor's File No. 9407280033, being a portion of the Southeast 1/4 of Section 16, Township 34 North, Range 2 East, W.M., and being a portion of Short Plat No. 72-80.

