

WHEN RECORDED RETURN TO:

Dave Huber
7304 10th Street SE
Everett, WA 98205



200603150068
Skagit County Auditor

3/15/2006 Page

1 of

4 11:19AM

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DOCUMENT TITLE(s):

1. UTILITY EASEMENT

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page _____ of the document

GRANTOR(s):

- 1. Richard D. Walker**
- 2. Joann B. Walker**

☐ Additional names on page _____ of the document

GRANTEE(s):

- 1. Dave Huber**
- 2. Rhonda Huber**

☐ Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

Ptn SE SW, Sec 23, T36N, R4E W.M. & NE SW, Sec 23, T36N, R4E W.M.

☒ Complete legal description is on pages 2 & 4 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

360423-3-004-0809/P49797 & 360423-3-001-0500/P116902

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to
verify the accuracy or completeness of the indexing information provided herein.

Filed at the request of:
After recording:

Dave Huber
7304 10th Street SE
Everett, WA 98205

UTILITY EASEMENT

I. Recitals

- A) The Grantor, Richard D. Walker and Joann B. Walker, own the following described real estate (hereinafter "Parcel A"):

Abbreviated Legal
Portion of the SE Qtr of the SW Qtr of Sec 23, Twn 36 N, R 4 E
Situate in the County of Skagit, State of Washington

Full Legal attached as Exhibit A
Tax # 360423-3-004-0809

- B) The Grantee, Dave and Rhonda Huber, own the following described real estate (hereinafter "Parcel B"):

The Northeast Quarter of the Southwest Quarter of Section 23, Township 36 North, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington
Tax # 360423-3-001-0500

II. Grant of Easement

The Grantor hereby conveys and quitclaims to the Grantee an easement affecting the following described real estate, for the purpose described in Section III herein:

The Westerly 15 feet of Parcel A described above.

III. Purpose of Easement

This non-exclusive easement is granted for utilities for the benefit of Parcel B described above.



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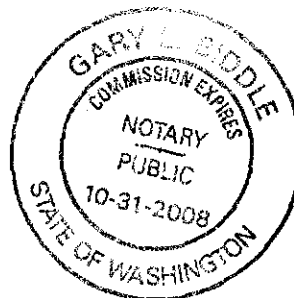
Dated this 12 day of March, 2006

Richard D. Walker
Grantor

Joann B. Walker
Grantor

State of Washington)

County of Skagit) ss.



I certify that I know or have satisfactory evidence that Richard D. Walker and Joann B. Walker 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 purposes mentioned in this instrument.

Dated 3-12-06

Gary L. Biddle
Signature

My appointment expires 10-31-08

Residing at Everett

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2006

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy



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EXHIBIT A

Description:

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 36 North, Range 4 East, W.M. being more particularly described as follows:

Commencing at the Southwest corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, said point also being South 89 43' 54" East 1320.87 feet from the Southwest corner of said Section 23;
thence North 1 21' 51" West, along the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 1096.04 feet;
thence South 84 35' 07" East 426.76 feet;
thence South 61 28' 57" East 340.00 feet to the true point of beginning;
thence North 10 17' 26" East 441.77 feet to the North line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North 89 59' 55" East, along said North line, 475.00 feet to the Northeast corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence South 2 58' 45" East, along the East line of said subdivision, 415.79 feet to a point that is North 88 03' 55" East from the true point of beginning.
thence South 88 03' 55" West 575.86 feet to the true point of beginning.

Subject to easements of record.

Situate in the County of Skagit, State of Washington



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