

After recording return to:



200606010105  
Skagit County Auditor

6/1/2006 Page 1 of 4 11:29AM

REFERENCE NUMBER OF RELATED DOCUMENTS: 9605020057; 9709290107; 200112110021; and 200105010124

GRANTOR: David J. Akland and Nancy R. Akland, husband and wife

GRANTEE: Kurt R. Keller and Lori A. Keller, husband and wife

ABBREVIATED LEGAL DESCRIPTION: Lots 1 through 8, Block 142, together with that portion of Highland Avenue adjacent to Lots 1 through 8, Block 142, Map of Fidalgo City

ASSESSOR'S TAX/PARCEL NUMBER: P73184, P73185

## EASEMENT

### PARTIES

- 1.1 Grantor. David J. Akland and Nancy R. Akland, husband and wife
- 1.2 Grantee. Kurt R. Keller and Lori A. Keller, husband and wife

### EASEMENT

2.1 Grant of Perpetual Easement. Grantor hereby grants and conveys to Grantee an easement as described herein of the type described herein for the purposes described herein.

2.2 Purpose. The purpose of this easement is for ingress, egress and utilities and the construction of road improvements, including drainage works (herein called the "Roadway") and the use thereof by the Grantee in common with all others now or hereafter granted rights to use the easement area and the improvements constructed thereon from time to time.

2.3 Consideration. This easement is for and in consideration of \$10.00 Dollars and other valuable consideration (Ten Dollars) paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged by the Grantor.

2.4 Benefited Property. This easement is to benefit the following described real property situated in Skagit County, Washington:

Lots 9 through 12, inclusive, Block 142, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington; together with that portion of vacated alley in said Block 142, lying Westerly of and adjacent to said Lots 9 through 12, inclusive, and the West ½ of said vacated alley lying Easterly of and Adjacent to Lot 14 of said Block 142; and the West 1/2 of vacated Highland Avenue adjacent to Lots 9 through 12, inclusive, Block 142, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 114, records of Skagit County, Washington.

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2.5 Location of Easement. The location of the easement is described as follows:

Easterly 20 feet of the West ½ of vacated Highland Avenue adjacent to Lots 1 through 8, inclusive, Block 142, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 114, records of Skagit County, Washington.

2.6 Burdened Property. This easement is to burden the following described real property situated in Skagit County, Washington:

Lots 1 through 8, inclusive, Block 142, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON," according to the plat thereof recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington; together with all of the vacated alley adjacent to, abutting upon and contiguous with Lots 1 through 8, inclusive, Block 142, MAP OF FIDALGO CITY, as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington; together with the West ½ of vacated Highland Avenue adjacent to Lots 1 through 8, inclusive, Block 142, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington; Also, that portion of the South ½ of 4th Street lying East of the centerline of the vacated alley in Block 142 and lying West of the centerline of Highland Avenue, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, less County road right-of-way, if any is contained within this description.

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2.7 Term of Easement. The term of this easement is perpetual.



2.8 Maintenance and Repair. The cost of any construction, maintenance and repair of the Roadway shall be borne by the Grantee owners.

2.9 Appurtenant Easement. The benefits and burdens granted and imposed by this instrument shall run with the lands described herein.

DATED this 28 day of April, 2006.

GRANTORS:

David J. Akland  
David J. Akland

Nancy R. Akland  
Nancy R. Akland

GRANTEES:

Kurt R. Keller  
Kurt R. Keller

Lori A. Keller  
Lori A. Keller

*Easement*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 1 2006

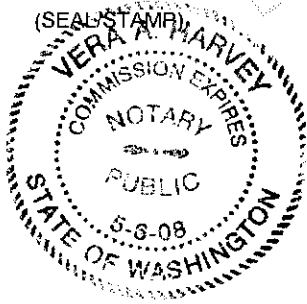
Amount Paid \$8  
Skagit Co. Treasurer  
By *nam* Deputy



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that David J. Akland and Nancy R. Akland 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 uses and purposes mentioned in the instrument.

DATED this 28<sup>th</sup> day of April, 2006.



Vera A. Harvey

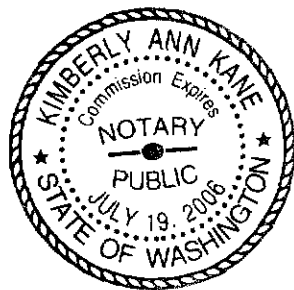
NOTARY PUBLIC  
Printed Name: VERA A. HARVEY  
My Commission Expires: 5-6-08

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that Kurt R. Keller and Lori A. Keller 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 uses and purposes mentioned in the instrument.

DATED this 1<sup>st</sup> day of May April, 2006.

(SEAL/STAMP)



Kimberly Ann Kane

NOTARY PUBLIC  
Printed Name: Kimberly Ann Kane  
My Commission Expires: July 19, 2006

