



200606230191
Skagit County Auditor

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After recording, return to:

FURLONG ♦ BUTLER
ATTORNEYS

825 CLEVELAND AVENUE
MOUNT VERNON, WASHINGTON 98273

EASEMENT DEED

Reference Number(s) of Documents assigned or released: None

Partial Legal Description: Ptn N 1/2 of SW 1/4, 14-34-1 E W.M. aka Tr. 9, Survey 840303

Assessor's Parcel/Tax I.D. Number: 340114-3-001-0105, P19412

The Grantors, Randall G. Walters and Cynthia L. Walters, husband and wife, owners of real property described in Exhibit A hereto ("Grantors' Property"), for ten dollars and other consideration, hereby grant, warrant and convey unto Grantees, Donald M. Caldwell and Ann B. Caldwell, husband and wife, a nonexclusive easement for ingress, egress and utilities over and across that portion of Sky Island Lane, as depicted on Exhibit A and on that certain survey of Bonnie Acres, recorded under Skagit County Auditor's File No. 840303 ("Bonnie Acres Survey"), and in such location as said roadway is currently constructed upon Grantors' Property. Said easement shall be appurtenant to, run with and benefit Grantees' real property described in Exhibit B hereto ("Grantees' Property"). This easement shall be in addition to that easement granted to Mario B. Giovinetto and Lois Giovinetto, husband and wife, under Skagit County Auditor's File No. 8710190013 that serves Grantees' current residence and in addition to the easement for ingress and egress as set forth on the face of the aforementioned Bonnie Acres' Survey that serves Lot 10 of said survey and shall serve no more than two (2) additional single-family residences located on Grantees' Property or any additions thereto.

3147
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 23 2006

Amount Paid \$ 90.74
By Skagit Co. Treasurer Deputy
lp

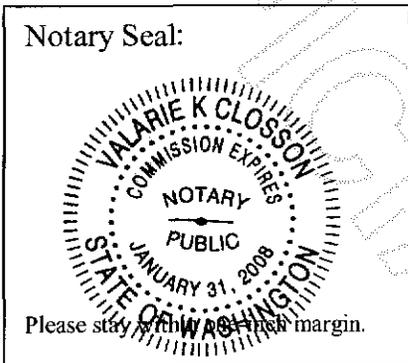
Randall G. Walters
Randall G. Walters, Grantor
Date: 06/09/06

Cynthia L. Walters
Cynthia L. Walters, Grantor
Date: 6/19/06

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Randall G. Walters personally appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 9 day of June 2006.

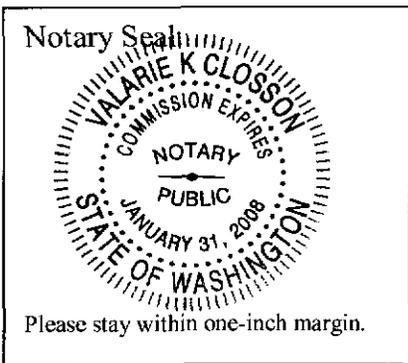


Valarie K. Closson
Notary Public in and for the state of Washington
residing at Anacortes
My commission expires 1-31-08
Printed Name: Valarie K Closson

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Cynthia L. Walters personally appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 9 day of June 2006.



Valarie K. Closson
Notary Public in and for the state of Washington
residing at Anacortes
My commission expires 1-31-08
Printed Name: Valarie K. Closson

Easement Deed
Grantors: Randall G. Walters & Cynthia L. Walters, H&W
Grantees: Donald M. Caldwell & Ann B. Caldwell, H&W



EXHIBIT A

PARCEL NO. 340114-3-001-0105, P19412

Parcel 9 of Survey recorded August 5, 1976 under Auditor's File No. 840303 and filed in Volume 1 of Surveys, page 197, and being a portion of the North ½ of the Southwest ¼ of Section 14, Township 34 North, Range 1 East. W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress and for the placement, repair and maintenance of utilities over, across and under a strip of land 60 feet in width, and being 30 feet on each side the centerline as shown on the face of said survey.

TOGETHER WITH, a tract of land in the Southwest ¼ of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 9 as shown on Survey filed August 5, 1976, under Auditor's File No. 840303, at page 197 in Book 1 of Surveys, records of Skagit County, Washington;

thence North 89°26'34" West along the South line of said Lot 9 for 269.46 feet;

thence South 0°33'26" West for 161.66 feet;

thence South 89°26'34" East for 269.46 feet;

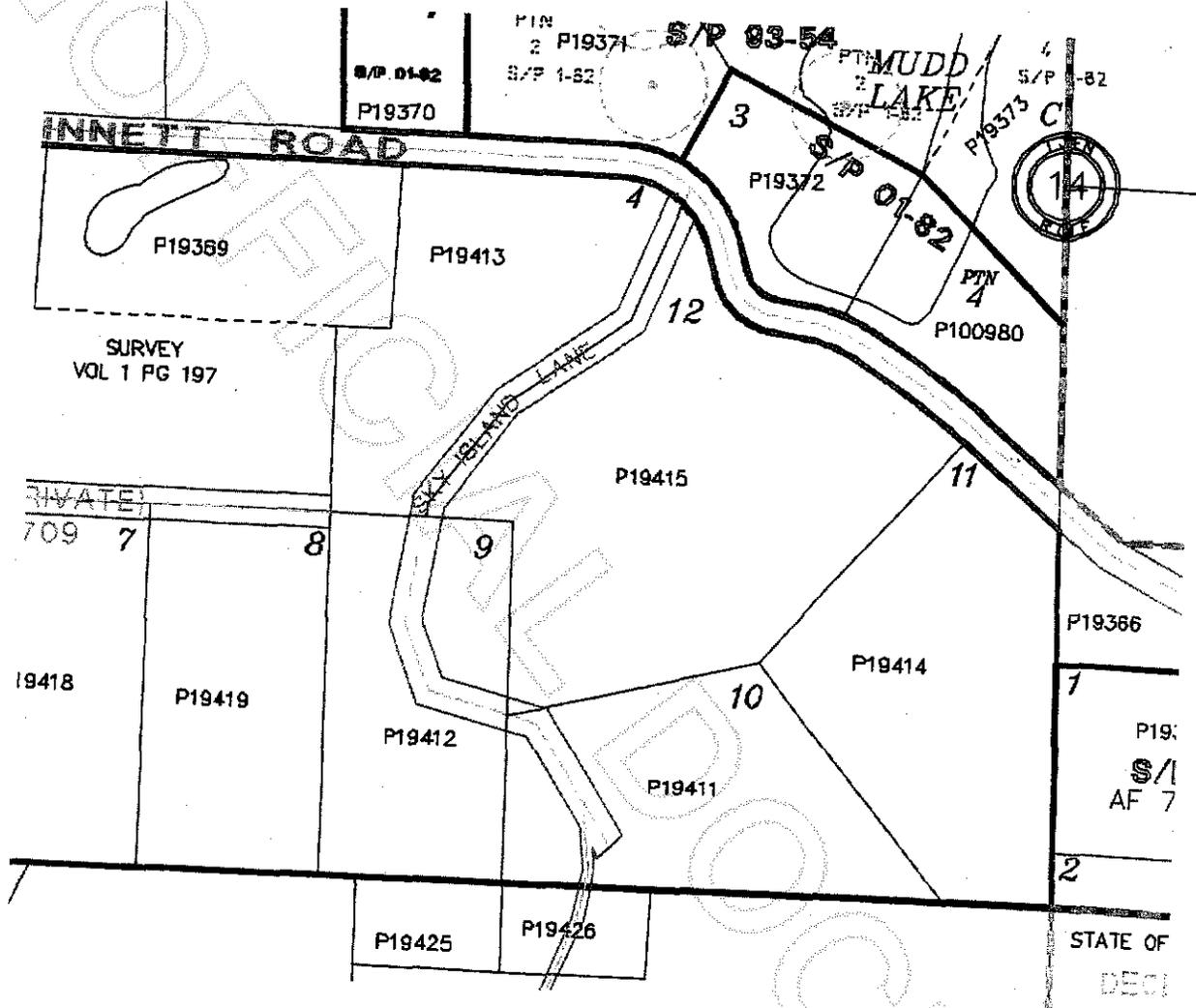
thence North 0°33'26" East for 161.66 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit A (cont)



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EXHIBIT B

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 1 East, W.M.

EXCEPT the West 41 feet thereof, and also

EXCEPT the following described Tracts 1, 2 and 3;

TRACT 1:

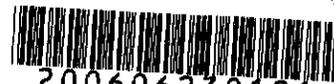
That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 1 East, W.M. being more particularly described as follows:

Beginning at the Northwest corner (West $\frac{1}{4}$ corner) of the Southwest;
thence South $0^{\circ}21'23''$ West along the West line of said Southwest $\frac{1}{4}$ for a distance of 1,362.02 feet, more or less, to the Northwest corner of said North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and being the true point of beginning;
thence South $89^{\circ}26'35''$ East along the North line of said North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 812.96 feet;
thence South $25^{\circ}46'08''$ West for a distance of 638.27 feet;
thence North $89^{\circ}49'08''$ West parallel with the South line of said North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 359.06 feet;
thence North $0^{\circ}21'23''$ East parallel with the West line of said subdivision for a distance of 50.00 feet;
thence North $89^{\circ}49'08''$ West for a distance of 180.00 feet, more or less, to the West line of said subdivision at a point bearing South $0^{\circ}21'23''$ West from the true point of beginning;
thence North $0^{\circ}21'23''$ East along said West line for a distance of 531.01 feet to the true point of beginning.

TRACT 2:

That portion of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 1 East, W.M., lying Westerly of the following described line:

Commencing at the Southwest corner of said Southwest $\frac{1}{4}$ (Southwest Section corner);
thence North $89^{\circ}48'31''$ East for a distance of 659.37 feet along the South line of said Southwest $\frac{1}{4}$ to the true point of beginning of said line;
thence North $0^{\circ}21'23''$ East parallel with the West line of said Southwest $\frac{1}{4}$ for a distance of 676.72 feet, more or less, to the North line of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 1 East, W.M., and being the terminus of said line.



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TRACT 3:

Commencing at the Northwest corner of said Southwest 1/4 (West 1/4 corner) of Section 14, Township 34 North, Range 1 East, W.M.;

thence South $0^{\circ}21'23''$ West along the West line of said Southwest 1/4 for a distance of 1,362.06 feet, more or less, to the Northwest corner of said North 1/2 of the Southwest 1/4 of the Southwest 1/4;

thence South $89^{\circ}26'35''$ East along the North line of said North 1/2 of the Southwest 1/4 of the Southwest 1/4 for a distance of 812.96 feet, to the Northeast corner of that certain parcel conveyed to Kelley Hungerford and Richard S. Hungerford, wife and husband, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 200510110170 and being the TRUE POINT OF BEGINNING;

thence continue South $89^{\circ}26'35''$ East along said North line for a distance of 554.87 feet, more or less, to a point bearing North $89^{\circ}26'35''$ West and a distance of 40.00 feet from the Northeast corner of the West 66.00 feet of the Southeast 1/4 of the Southwest 1/4 of said Section 14;

thence South $25^{\circ}46'08''$ West parallel with the Easterly line of said Hungerford parcel for a distance of 745.11 feet, more or less, to the South line of said North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14;

thence North $89^{\circ}49'08''$ West along said South line for a distance of 1,048.09 feet, more or less, to the Southwest corner thereof;

thence North $0^{\circ}21'23''$ East along the West line of said Southwest 1/4 for a distance of 150.00 feet, more or less, to the Southwest corner of said Hungerford parcel;

thence along the South line of said Hungerford parcel as follows:

South $89^{\circ}49'08''$ East for a distance of 180.00 feet;

thence South $0^{\circ}21'23''$ West for a distance of 50.00 feet;

thence South $89^{\circ}49'08''$ East for a distance of 359.06 feet, more or less, to the Southeast corner of said Hungerford parcel at a point bearing South $25^{\circ}46'08''$ West from the TRUE POINT OF BEGINNING;

thence North $25^{\circ}46'08''$ East along the East line of said Hungerford parcel for a distance of 638.27 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



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