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Skagit County Auditor

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When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Grantor: Charles Stavig

Grantees: Daniel Downing & Elin Downing

Legal Description: 30' easement & 60' easement W 1/2 NW 1/4 NE 1/4 24/34/1 & SW 1/4 SE 1/4 13/34/1

Additional Legal Description Located Below

Assessor's Property Tax Parcel or Account No.: P19352

Reference Nos of Documents Assigned or Released: N/A

Conveyance: Grant of Easement

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 14 2006

Amount Paid \$
By Skagit Co. Treasurer Deputy

GRANT OF EASEMENTS

THIS INDENTURE, made this 02 day of August, 2006, by and between Charles Stavig, as his separate property if married, Grantor, and Daniel Downing & Elin Downing, h/w, Grantees.

FOR VALUABLE CONSIDERATION, Grantor conveys to Grantees non-exclusive easements for ingress, egress and utilities over and across the following-described real property, located in Skagit County Washington:

EASEMENT A

A 60 foot wide easement for ingress, egress and utilities over, under and through that portion of the west half of the northwest quarter of the northeast quarter of Section 24, Township 34 North, Range 1 East, W.M. the centerline of which is described as:

Commencing at the northwest corner of the northeast quarter of Section 24, Township 34 North, Range 1 East, W.M.; thence S 88°20'17" E along the north line of said northeast quarter, a distance of 305.07 feet to the initial point of this centerline description, which point is on a curve to the left from which the radius point bears N 54°09'29" E, a distance of 249.34 feet; thence southeasterly along said curve through a central angle of 18°10'19" and an arc distance of 79.08 feet; thence S 54°00'50" E, a distance of 58.88 feet to the point of curvature of a curve to the left having a radius of 252.35 feet; thence southeasterly along said curve through a central angle of 24°14'19" and an arc

distance of 106.75 feet; thence S 78°15'09" E, a distance of 156.49 feet to the terminus of this centerline description, which point is on the east line of the west half of the northwest quarter of the northeast quarter of said Section 24 and lies 154.79 feet from the northeast corner thereof.

EASEMENT B

An easement for ingress, egress and utilities over, under and through the easterly 30 feet of a 60 foot wide strip of land crossing the southwest quarter of the southeast of Section 13, Township 34 North, Range 1 East, W.M.; the centerline of the 60 foot wide strip is described as:

Commencing at the southwest corner of the southeast quarter of Section 13, Township 34 North, Range 1 East, W.M.; thence S 88°20'17" E along the south line of said southeast quarter, a distance of 305.07 feet to the initial point of this centerline description, which point is on a curve to the right from which the radius point bears N 54°09'29" E, a distance of 249.34; thence northwesterly along said curve through a central angle of 16°50'52" and an arc distance of 73.32 feet; thence N 18°59'39" W, a distance of 90.53 feet to the point of curvature of a curve to the right having a radius of 197.00 feet; thence northerly along said curve through a central angle of 20°28'48" and an arc distance of 70.42 feet; thence N 01°29'09" E, a distance of 158.20 feet to the point of curvature of a curve to the right having a radius of 100.00 feet; thence northeasterly along said curve through a central angle of 21°45'00" and an arc distance of 37.96 feet; thence N 23°14'09" E, a distance of 63.42 feet to the point of curvature of a curve to the left having a radius of 194.27 feet; thence northerly along said curve through a central angle of 44°02'47" and an arc distance of 149.35 feet; thence N 20°48'38" W, a distance of 233.82 feet; thence N 16°56'22" W, a distance of 166.18 feet to the point of curvature of a curve to the left having a radius of 209.32 feet; thence northwesterly along said curve through a central angle of 34°13'55" and an arc distance of 125.06 feet; thence N 51°10'17" W, a distance of 41.66 feet to the terminus of this centerline description, which point is on the west line of the southwest quarter of the southeast quarter of said Section 13 and lies a distance of 206.56 feet from the northwest corner thereof.

The easements herein granted shall be appurtenant to and run with the following described property:

PARCEL A

The North ½ of the Southeast ¼ of the Southeast ¼ of the Southwest ¼ of Section 13, Township 34 North, Range 1 East, W.M.

TOGETHER WITH the following described parcel:

That portion of the North ½ of the Southwest ¼ of the Southwest ¼ of the Southeast ¼ of the said Section 13 lying Westerly of the centerline of an existing gravel road roadway, such roadway being referenced in an easement granted to Earl Rodgers & Theresa Rodgers by instrument recorded under Auditor's File No. 610687, records of Skagit County, Washington



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EXCEPTING THEREFROM the portion thereof described as follows:

A portion of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of Section 13, Township 34 North, Range 1 East, W.M., particularly described as follows:

Commencing at the South $\frac{1}{4}$ corner of the said Section 13; thence North $01^{\circ} 59' 50''$ East along the North-South centerline of the said Section 3, a distance of 660.90 feet to the Northeast corner of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the said Section 13, being the true point of beginning; thence North $88^{\circ} 09' 09''$ West along the North line of the said South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 332.07 feet to the Southwest corner of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the said Section 13; thence South $02^{\circ} 07' 49''$ West a distance of 30.00 feet; thence South $88^{\circ} 09' 09''$ East parallel to the said North line of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 577.11 feet, more or less, to the centerline of an existing gravel road, such roadway being referenced in an easement granted to Earl Rodgers & Theresa Rodgers by instrument recorded under Auditor's File No. 610687, records of Skagit County, Washington; thence North $20^{\circ} 47' 28''$ West a distance of 32.76 feet to the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the said Section 13; thence North $88^{\circ} 12' 39''$ West along the said North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 232.20 feet, more or less, to the true point of beginning.

(Parcel No. P19344)

PARCEL B:

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 34 North, Range 1 East, W.M.

TOGETHER WITH the following described parcel:

That portion of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying Westerly of the centerline of an existing gravel road roadway, such roadway being referenced in an easement granted to Earl Rodgers & Theresa Rodgers by instrument recorded under Auditor's File No. 610687, records of Skagit County, Washington

(Parcel No. P19353)



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WITNESS the hand of the Grantor:

Charles I. Stavig
CHARLES STAVIG

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 2nd day of August, in the year 2006, before me personally appeared Charles Stavig, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his own free and voluntary act and deed for the purposes therein mentioned.



Rhonda McNett

NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Asacot Is, Wa.
My commission expires: 11/29/09
Printed Name: Rhonda McNett



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