

When recorded return to:

Craig Sjostrom  
411 Main Street  
Mount Vernon, Washington 98273



200609050126

Skagit County Auditor

9/5/2006 Page 1 of 2 11:12AM

Grantors: John W. Scragg

Grantees: Charles Stavig

Legal Description: 25' easement Lot 4 S/P 90-054 NE ¼ NE ¼ 24/34/1

Additional Legal Description Located Below

Assessor's Property Tax Parcel or Account No.: 103390

Reference Nos of Documents Assigned or Released: N/A

Conveyance: Grant of Easement

### GRANT OF EASEMENT

THIS INDENTURE, made this 1<sup>st</sup> day of September, 2006, by and between John W. Scragg, an unmarried person, Grantor, and Charles Stavig, as his separate property if married, Grantee.

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

A 25 foot strip of land, the centerline of which is the centerline of the existing road known as the Taggart Quarry Road, located within the following described property:

Lot 4, Skagit County Short Plat No. SPT 90-054, approved March 29<sup>th</sup>, 1993, recorded March 30<sup>th</sup>, 1993, in Volume 10 of Skort Plats, page 177, under Auditor's File No. 9303300011, records of Skagit County, Wash., being a portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 34 North, Range 1 East, W.M.

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

Parcel A:

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

EXCEPT that portion thereof lying Westerly of that certain roadway, as set forth in instrument granted to Earl B. Rodgers, et.ux., by instrument dated July 28<sup>th</sup>, 1961, recorded August 2<sup>nd</sup>, 1961, under Skagit County Auditor's File No. 610687, as said road was located and established on February 6<sup>th</sup>, 1967, the date of sale from Kenneth E. Cooke, et.ux., to David O. Taggart, by Real Estate Contract recorded February 8<sup>th</sup>, 1967, under Auditor's File No. 694561, records of Skagit County, Washington.

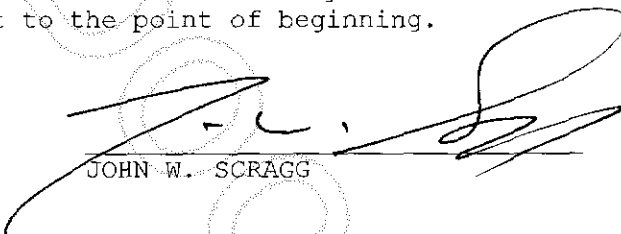
AND EXCEPT the East 132.24 feet of the North  $\frac{1}{4}$  of the North  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13, Township 34 North, Range 1 East, W.M.

Parcel B:

That portion of the West  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of the above-described subdivision; thence South 02° 31' 34" West along the East line thereof, a distance of 185.18 feet; thence North 78° 15' 09" West, a distance of 161.36 feet to the point of curvature of a curve to the right having a radius of 282.35 feet; thence Northwesterly along said curve through a central angle of 24° 14' 19" and an arc distance of 119.45 feet; thence North 54° 00' 50" West a distance of 58.88 feet to the point of curvature of a curve to the right having a radius of 279.34 feet; thence Northwesterly along said curve through a central angle of 22° 45' 30" and an arc distance of 110.96 feet to the North line of the Northeast  $\frac{1}{4}$  of the said Section 24; thence South 88° 20' 17" East along the said North line, a distance of 397.03 feet to the point of beginning.

WITNESS the hand of the Grantor:

  
JOHN W. SCRAGG

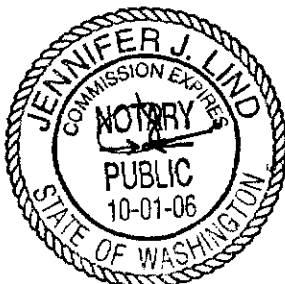
STATE OF WASHINGTON )  
( ss.  
SKAGIT COUNTY )

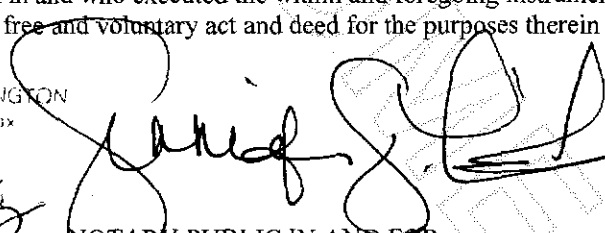
On this 1st day of Sept., in the year 2006, before me personally appeared John W. Scragg, known to me to be the person who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his own free and voluntary act and deed for the purposes therein mentioned.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

SEP 05 2006

Amount Paid \$  
Skagit County Treasurer  
Deputy



  
NOTARY PUBLIC IN AND FOR  
THE STATE OF WASHINGTON,  
Residing at Box  
My commission expires: 10-01-06  
Printed Name: Jennifer J. Lind



200609050126  
Skagit County Auditor