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200612190124

Skagit County Auditor

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6 3:30PM

ACCOMMODATION RECORDING

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GRANT OF EASEMENT

IC37529

Grantor(s) Thomas L. Allen and Pamela J. Allen, husband and wife and Richard G. Berends and Corina J. Berends, husband and wife

Grantee(s) Thomas L. Allen and Pamela J. Allen, husband and wife and Richard G. Berends and Corina J. Berends, husband and wife

Grantor's Abbreviated legal description: Lts 6-8, Blk 1001, Northern Pacific Addition to Anacortes, ptn Sec. 23-35-1

Grantor's Assessor's Parcel/Tax ID No. P31715/3809-001-008-0100

Grantee's Abbreviated legal description: Lts 6-8, Blk 1001, Northern Pacific Addition to Anacortes, ptn Sec. 23-35-1

Grantee's Assessor's Parcel/Tax ID No. P58137/3809-001-008-007

1. THE GRANTORS, Thomas L. Allen and Pamela J. Allen, husband and wife, and Richard G. Berends and Corina J. Berends, husband and wife, are owners of the following property, herein referred to as the subservient property:

Attached as "A"

2. THE GRANTEES, Thomas L. Allen and Pamela J. Allen, husband and wife and Richard G. Berends and Corina J. Berends, husband and wife, are the owners of the following property, hereby referred to as the dominant property:

Attached as "B"

3. The Grantors hereby grant to the Grantees as easement for residential ingress and egress over the subservient property to serve residential use for residences lawfully situated on the dominate property and to serve subsequent lawful residential or private recreational development or construction on the dominant property. Said easement is described herein as follows:

Attached as "C"

4. Grantees shall have the right, at their own expense, to maintain the easement granted provided that no improvements to the easement shall touch or interfere with the remaining portion of the

subservient property. Nor shall the grantees conduct any activity on the easement that constitutes a nuisance or that interferes with unreasonably with the grantor's use of the remaining portion of the subservient property. Grantors reserve the right to use the easement for their own proposes provided they do not damage the improvements made by the grantees or do not interfere with the grantees' use of the easement.

5. Said easement shall be for the benefit of the property owned by the Grantees as described above and shall be a burden on the property owned by the Grantors. This easement is superior and paramount to the rights of the parties to any subservient estate created herein, and said easement shall be binding upon the heirs, successors, and assigns of the parties thereto.

SIGNED THIS 18th DAY OF DECEMBER, 2006.

THOMAS L. ALLEN

PAMELA J. ALLEN

RICHARD G. BERENDS

CORINA J. BERENDS

STATE OF WASHINGTON)

)ss

COUNTY OF SKAGIT)

On this day personally appeared before me Thomas L. Allen and Pamela J. Allen husband and wife and Richard G. Berends and Corina J. Berends, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DATE ABOVE WRITTEN.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 19 2006

Amount Paid to
Skagit Co. Treasurer
By [Signature] Deputy

Jane E. Nelson
Print Name Jane E. Nelson
NOTARY PUBLIC in and for the State
of Washington residing at ANAHEIM
My commission expires: 6/1/09



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ATTACHED AS "A"

3516 OAKES AVE.

LOT B

P#31715

3809-001-008-0100

Legal Description

N P TO ANACORTES, BLOCK 1001, ACRES 0.25, LOT B OF SURVEY RECORDED AF#200502170145 AKA BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF LOT 8, BLOCK 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 20 DEGREES 17' 36" WEST ALONG THE WEST LINE OF SAID THE EAST HALF OF LOT 8 AND SAID WEST LINE EXTENDED A DISTANCE OF 261.65 FEET TO A POINT 15 FEET DISTANT SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE RAILWAY OF SAID GREAT NORTHERN RAILWAY COMPANY, AS NOW LOCATED AND CONSTRUCTED; THENCE NORTH 79 DEGREES 48' 36" EAST, PARALLEL WITH SAID CENTERLINE AND 15 FEET DISTANT THEREFROM, A DISTANCE OF 55.86 FEET; THENCE SOUTH 20 DEGREES 17' 36" EAST A DISTANCE OF 72.17 FEET; THENCE NORTH 89 DEGREES 00' 00" EAST A DISTANCE OF 15.89 FEET; THENCE SOUTH 20 DEGREES 17' 36" EAST A DISTANCE OF 78.43 FEET; THENCE SOUTH 69 DEGREES 42' 24" WEST A DISTANCE OF 59.98 FEET; THENCE SOUTH 20 DEGREES 17' 36" EAST A DISTANCE OF 73.64 FEET; THENCE SOUTH 62 DEGREES 06' 13" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 69 DEGREES 42' 24" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.



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ATTACHED AS "B"

3514 OAKES AVE.

LOT A

P# 58137

3809-001-008-0007

Legal Description

N P TO ANACORTES, BLOCK 1001, ACRES 0.18, LOT A OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED AF#200502170145 AKA BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 20 DEGREES 17' 36" WEST ALONG THE EAST LINE OF SAID LOT 6 AND SAID EAST LINE EXTENDED A DISTANCE OF 248.29 FEET TO A POINT 15 FEET DISTANT SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE RAILWAY OF SAID GREAT NORTHERN RAILWAY COMPANY, AS NOW LOCATED AND CONSTRUCTED; THENCE SOUTH 79 DEGREES 48' 36" WEST, PARALLEL WITH SAID CENTERLINE AND 15 FEET DISTANT OF 20.33 FEET; THENCE SOUTH 20 DEGREES 17' 36" EAST A DISTANCE OF 72.17 FEET; THENCE NORTH 89 DEGREES 00' 00" EAST A DISTANCE OF 15.89 FEET; THENCE SOUTH 20 DEGREES 17' 36" EAST A DISTANCE OF 78.43 FEET; THENCE SOUTH 69 DEGREES 42' 24" WEST A DISTANCE OF 59.98 FEET; THENCE SOUTH 20 DEGREES 17' 36" EAST A DISTANCE OF 73.64 FEET; THENCE SOUTH 62 DEGREES 06' 13" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 69 DEGREES 42' 24" EAST A DISTANCE OF 44.98 FEET TO THE POINT OF BEGINNING.



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Attachment "C"

An easement for ingress and egress across lot "B" dedicated for access to lot "A", both lots as shown on a boundary line adjustment survey recorded under Skagit County Auditor's file number 200502170145 described as follows;

*Beginning at the most Northwesterly corner of said lot "A";
Thence S 69° 42' 24" W 5.00 feet;
Thence S 20° 17' 36" E 61.84 feet;
Thence S 81.04' 44" E 5.73 feet to the Westerly line of said lot "A";
Thence N 20° 17' 36" W 64.64 feet along the Westerly line of lot "A" to the point of beginning.
Situate in the County of Skagit, State of Washington.*

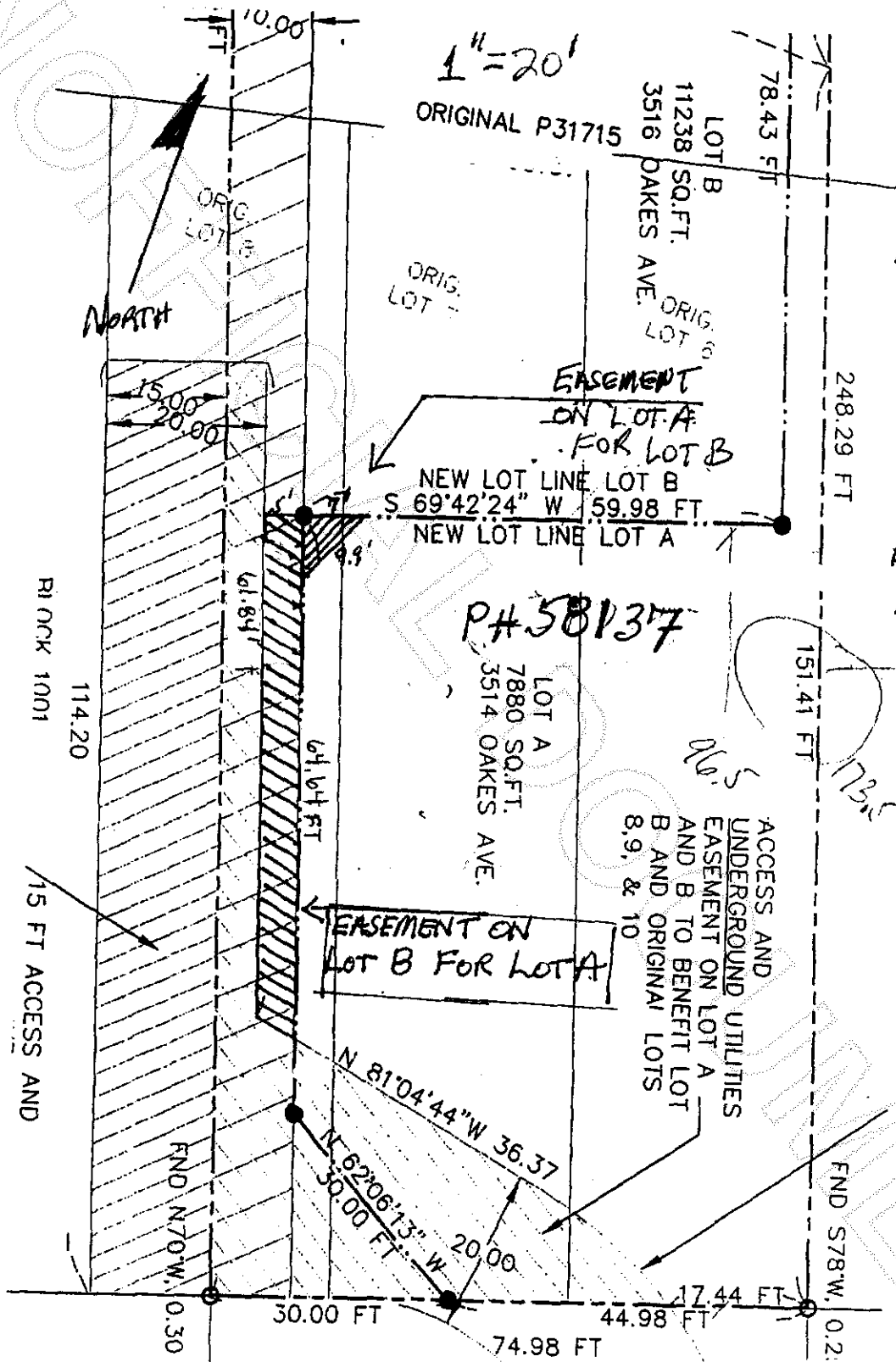


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