



200702270125

Skagit County Auditor

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After Recording Return To:

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NAME OF DOCUMENT:	GRANT OF HUNTING EASEMENT
GRANTOR:	HEIDI M. LARSEN
GRANTEE:	TOM ALIOTTI
ABBREVIATED LEGAL:	Ptn. SE NE, Sec. 28, T36N, R3E W.M.
TAX PARCEL NO.:	360325-1-003-0008 P48460

CHICAGO TITLE CO.

**GRANT OF HUNTING EASEMENT**

This Grant of Hunting Easement is executed this \_\_\_\_ day of May, 2006, by and between HEIDI M. LARSEN, hereinafter called the "GRANTOR" and TOM ALIOTTI, hereinafter called the "GRANTEE".

WHEREAS, the GRANTOR is the owner of approximately eighteen (18) acres of real property located in Skagit County, Washington, and more particularly described on the attached Exhibit "A"; and

WHEREAS, the parties desire that the GRANTEE have the right to hunt recreational water fowl on said property, with certain restrictions, as more particularly set forth hereafter.

THEREFORE, the parties mutually agree as follows:

**1. GRANT OF HUNTING RIGHTS.** GRANTOR hereby grants to the GRANTEE, his heirs, successors and assigns, an easement for recreational water fowl hunting on the property more particularly described on the attached Exhibit "A". Also granted the right to hunt on the subject property is the GRANTEE'S father, Nick Aliotti, and his friend, Don Kessring. Further, the GRANTEE may designate up to four other individuals annually to also hunt on the subject property and for each to bring at least two guests to engage in the hunting activity.

**2. PROTECTION OF PROPERTY.** Individuals utilizing this Easement shall make their best efforts to assure that there will be no permanent damage to any of the real or personal property, and that the property shall be maintained in a clean and orderly fashion with immediate repair to all holes dug for blinds and shall specifically

prohibit any hunting to take place within 300 feet of any permanent structures.

**3. INDEMNIFICATION.** The GRANTEE agrees to hold the owner harmless and shall indemnify her for any claims or causes of action which may arise out of the hunting activity on the subject property, which shall include reimbursement for any costs or attorney's fees incurred.

**4. DURATION.** This Easement shall terminate upon the GRANTEE'S death or if such hunting activity becomes a violation of state, federal or local law.

**5. EXCLUSIVE EASEMENT.** This hunting easement shall be exclusive to the GRANTEE, his father and friend, along with his designated hunting guests. Further easements shall not be granted to any third parties without the consent of the GRANTEE.

**6. DEFAULT.** If there is a default under the terms of this easement, then the prevailing party shall be entitled to reimbursement for costs and attorney's fees.

**7. ENTIRE AGREEMENT.** This document constitutes the entire agreement between the parties and shall be binding upon the heirs, successors and assigns of both the GRANTOR and GRANTEE.

IN WITNESS WHEREOF this document was executed on the day and year first written above.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

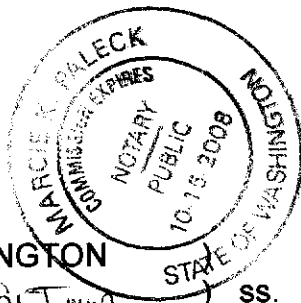
GRANTOR:

FEB 27 2007

*Heidi M. Larsen*  
HEIDI M. LARSEN By *[Signature]*  
Amount Paid \$  
Skagit Co. Treasurer Deputy

STATE OF WASHINGTON

SKAGIT COUNTY OF WHATCOM ) ss.



On this day personally appeared before me, HEIDI M. LARSEN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

DATE: *January 11 2007*

*Marcie K. Paleck*  
NOTARY PUBLIC in and for the  
State of Washington.  
My Commission Expires: *10/15/08*



## EXHIBIT A

The South Half of the Southeast Quarter of the Northeast Quarter of Section 28, Township 36 North, Range 3 East of the Willamette Meridian;

EXCEPT that portion conveyed to Bellingham and Skagit Railway Company by deed recorded December 8, 1911 in Volume 87 of Deeds, page 482;

AND EXCEPT road, ditch and dike rights of way and those portions conveyed to Drainage District No. 18 by deed recorded September 24, 1936 in Volume 170 of Deeds, page 278 and by deeds recorded April 17, 1946, under Auditor's File Nos. 390770 and 290771, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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