



200706210067
Skagit County Auditor

6/21/2007 Page 1 of 5 11:46AM

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P O Box 47338
Olympia, WA 98504-7338

Document Title: Temporary Easement

Reference Number of Related Document: N/A

Grantor(s): Wyman L. Tibbles; Joyce E. Tibbles

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn of E½ of the SE¼ of Section 7, T34N, R2E, WM

Additional Legal Description is on Page(s) 4 and 5 of Document

Assessor's Tax Parcel Number(s): 340207-4-003-0109 (P20103), 340207-4-003-0000 (P20102), 340207-4-001-0700 (P20096), 340207-4-001-0002 (P105902)

FIRST AMERICAN TITLE CO.

TEMPORARY EASEMENT

88402-2

ACCOMMODATION RECORDING ONLY

State Route 20, S. Campbell Lake Rd. to Gibraltar Rd. Vic.

The Grantors, WYMAN L. TIBBLES and JOYCE E. TIBBLES, husband and wife, for and in consideration of Grantee realigning or reconnecting Grantors' existing driveway, hereby convey and grant unto the **State of Washington, Department of Transportation** and its assigns, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of providing a work area for adjacent highway construction-related activities.

The temporary rights herein granted shall terminate on December 31, 2012.

Said lands being situated in Skagit County, State of Washington, and described as follows:

For legal description and additional conditions,
see Exhibit A attached hereto and made a part hereof.

TEMPORARY EASEMENT

It is understood and agreed that delivery of this Easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington, unless and until accepted and approved hereon in writing for the State of Washington, Department of Transportation, by its Director of Real Estate Services.

Date: 5-17, 2007

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 21 2007

Wyman L. Tibbles
WYMAN L. TIBBLES

Amount Paid \$0
Skagit Co. Treasurer
By *M.A.M.* Deputy

Joyce E. Tibbles
JOYCE E. TIBBLES

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: *G. Gallinger*
Gerald L. Gallinger
Director, Real Estate Services

Date: *June 14 2007*



TEMPORARY EASEMENT

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying within a tract of land beginning at a point opposite Highway Engineer's Station (herinafter referred to as HES) 301+70 on the SR 20 line survey of SR 20, S. Campbell Lake Rd. to Gibraltar Rd. Vic. and 35 feet southeasterly therefrom; thence southeasterly to a point opposite HES 301+80 on said line survey and 125 feet southeasterly therefrom; thence northeasterly to a point opposite HES 302+15 on said line survey and 115 feet southeasterly therefrom; thence northwesterly to a point opposite HES 302+05 on said line survey and 75 feet southeasterly therefrom; thence northerly to a point opposite HES 302+20 on said line survey and 35 feet southeasterly therefrom; thence southwesterly parallel with said line survey to the point of beginning.

AND

All that portion of the hereinafter described PARCEL "A" lying within a tract of land beginning at a point opposite HES 302+90 on the SR 20 line survey of said Highway and 35 feet southeasterly therefrom; thence southerly to a point opposite HES 302+70 on said line survey and 105 feet southeasterly therefrom; thence easterly to a point opposite HES 303+00 on said line survey and 115 feet southeasterly therefrom; thence northerly to a point opposite HES 303+30 on said line survey and 35 feet southeasterly therefrom; thence southwesterly parallel with said line survey to the point of beginning.

PARCEL "A"

That portion of the east half of the southeast quarter of Section 7, Township 34 North, Range 2 East, W.M.,

EXCEPT that portion of said east half of the southeast quarter lying northwesterly of the southeasterly line of State Highway running across the northwest portion of said subdivision, as said highway existed on May 26, 1956 and as conveyed by deeds recorded August 23, 1937 in Volume 172 of Deeds, page 489, and September 6, 1938, in Volume 175 of Deeds, page 303, respectively,

ALSO EXCEPT Lots "A" and "B" of Skagit County Short Plat No. 5-78, approved November 19, 1979 and recorded November 19, 1979, under Auditor's File No. 7911190060, in Book 3 of Short Plats, page 211, records of Skagit County, Washington.



TEMPORARY EASEMENT

EXHIBIT A
(continued)

ALSO EXCEPT that portion thereof described as follows:

Beginning at a point on the East line of said Section 7, that lies North 0°36'36" West 492.59 feet from the southeast corner of said subdivision; thence North 88°51'30" West 268.71 feet; thence North 0°36'36" West 4.62 feet; thence North 88°51'30" West 476.51 feet; thence North 0°36'36" West 1337.19 feet; thence South 88°51'30" East 745.22 feet to the east line of said Section 7; thence South 0°36'36" East along said east line to the point of beginning,

TOGETHER WITH a non-exclusive easement, established by document recorded as Auditor's File No. 8809200062, for ingress and egress over and across an existing gravel drive across the southwesterly corner of that portion of the southeast quarter of the northeast quarter of said Section 7, lying southeasterly of the southeasterly line of Secondary State Highway No. 525, now known as Highway No. 20.

The lands herein described contain an area of 5,875 square feet, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval September 5, 2006.

Grantors' Initials <i>W.L.T.</i> <i>J.E.J.</i>
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