

When recorded return to:

Craig Sjoström
411 Main Street
Mount Vernon, Washington 98273



200707190153
Skagit County Auditor

7/19/2007 Page 1 of 2 3:51PM

GRANT OF EASEMENT

Grantor: Susan Hagen

Grantee: Mark J. Harris & Kathy L. Harris, h/w

Legal Description: 10' easement in SE ¼ NW ¼ 17-35-6

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Assessor's Property Tax Parcel or Account Nos.: P41558; P41342

JUL 19 2007

Reference Nos of Documents Assigned or Released: N/A

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

THIS GRANT OF EASEMENT is made this 6 day of July, 2007, by Susan Hagen, an unmarried person, Grantor, and Mark J. Harris & Kathy L. Harris, h/w, Grantee.

For and in consideration of a boundary line adjustment, and for no monetary consideration, Grantor does hereby grant to Grantee a non-exclusive easement for ingress, egress and utilities over, under and through the following described property:

That portion of the Southeast ¼ of the Northwest ¼ of Section 17, Township 35 North, Range 6 East, W.M. described as follows:

Commencing at a point where the line between the East ½ and the West ½ of the Northwest ¼ of said Section 17 intersects the South line of the Great Northern railway right-of-way; thence Easterly along the South line of said railroad right-of way a distance of 45 feet to the point of beginning of this description; thence continuing Easterly along the South line of the said right-of-way a distance of 210 feet; thence South parallel with the West line of the East ½ of the Northwest ¼ of the said Section 17 to a point which is 10 feet distant, when measured at right angles, from the said railroad right-of-way; thence Westerly parallel with and 10 feet distant from the said railroad right-of-way, a distance of 207.99 feet to a point which is 10 feet distant Southerly from the hereinabove described point of beginning and on a line drawn perpendicular to the said right-of-way from the said point of beginning; thence Northerly to the point of beginning.

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

The West 780 feet of the Southeast ¼ of the Northwest ¼, lying South of the abandoned Great Northern Railway right-of-way in Section 17, Township 35 North, Range 6 East, W.M.

EXCEPT the portion thereof described as follows:

Commencing at a point where the line between the East ½ and the West ½ of the Northwest ¼ of the said Section 17 intersects the South line of the said Great Northern railway right-of-way;
Thence running Easterly along the South line of said right-of-way a distance of 255 feet;
Thence South to the North edge of the Skagit River;
Thence Westerly along the North edge of the Skagit River to a point which is due South of the said point of beginning;
Thence North to the point of beginning.

ALSO EXCEPT that portion thereof described as follows:

Commencing at a point where the line between the East ½ and the West ½ of the Northwest ¼ of the said Section 17 intersect the South line of the said Great Northern railway right-of-way; thence running Easterly along the South line of said railway right-of-way a distance of 255 feet to the Northeast corner of the parcel described in Quit Claim Deed conveyed to Susan Hagen under Auditor's File No. 200403180013 and the point of beginning of this description; thence continuing Easterly along the South line of said railway right-of-way a distance of 55 feet; thence South, parallel with the West line of the Southeast ¼ of the Northwest ¼ of said Section 17, to the North line of Government Lot 3 in the said Section 17; thence West along the North line of the said Government Lot 3 to the Southeast corner of the said Hagen parcel; thence North to the point of beginning of this description.

DATED: 7/6/, 2007.

Susan Hagen
SUSAN HAGEN

STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

On this day personally appeared before me Susan Hagen, 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 therein mentioned.

GIVEN under my hand and official seal this 6th day of July, 2007.



Rebecca Woolsey
NOTARY PUBLIC in and for the State of Washington, residing at
Ketchikan, AK.
My commission expires: 08/02/2009
Name: Rebecca Woolsey



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