

AFTER RECORDING RETURN TO:

Name _____

Address _____

City, State, Zip _____



200805020061

Skagit County Auditor

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Grantor Souther, Raymond E. and Souther, Lila L.
Grantee Thompson, Richard and Thompson, Reinhild
Abbrev. Leg. Portion of Lot 3, Block B, CALHOUN'S ADDITION TO THE TOWN OF LA
CONNER
Tax Acct. No. 4124-018-003-0101

GRANT OF EASEMENT

The GRANTORS, RAYMOND E. SOUTHER and LILA L. SOUTHER, husband and wife, are owners of property fully described on EXHIBIT A, which is attached hereto and by this reference incorporated herein, hereafter described as "Grantor's property," or the "Souther Property," and being the servient, or burdened property.

The Grantees, Richard E. Thompson and Reinhild Thompson, husband and wife, are the owners of property fully described on EXHIBIT B, which is attached hereto and by this reference incorporated herein, hereafter described as "Grantee's property," or the "Thompson property," and being the dominant, or benefited property.

The GRANTORS, RAYMOND E. SOUTHER and LILA L. SOUTHER, husband and wife, for and in consideration of ten dollars and other good and valuable consideration, conveys and quitclaim to

The GRANTEES, RICHARD E. THOMPSON and REINHILD THOMPSON, husband and wife, an easement for storm drainage, as described and set forth below.

Grantor hereby grants to Grantees an easement over that portion of Grantor's property described on EXHIBIT C, which is attached hereto and by this reference incorporated herein, hereafter referred to as the "Easement Area." The easement is granted for a 5.00 foot wide easement for storm drainage, including installation, maintenance, repair, and replacement, thereof, over, under, and across the easement area as described on EXHIBIT C. The easement is granted for the benefit of the Grantee's property (the Thompson property) described on EXHIBIT B.

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Installation, repair, and maintenance of the utility line or lines shall be the responsibility of the owner or owners of the property benefited by the utility line or lines in proportion to use. During installation or in the event of repair or replacement of any line, following installation or such repair or replacement, the surface of the land shall be repaired and returned to the condition it was in prior to the repair or replacement.

In any litigation or proceeding to enforce any of the provisions of this easement, the substantially prevailing party shall be entitled to recover from the non-prevailing party its costs, including a reasonable attorney's fee.

The covenants herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof.

Dated: 5-1-08, 2008

GRANTORS:

Raymond E. Souther
RAYMOND E. SOUTHER

Lila L. Souther
LILA L. SOUTHER

GRANTEES:

Richard E. Thompson
RICHARD E. THOMPSON

Reinhild Thompson
REINHILD THOMPSON

SKAGIT COUNTY WASHINGTON
REAL ESTATE TAX

MAY 03 2008

By MF

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STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that RAYMOND E. SOUTHER and LILA L. SOUTHER are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-25, 2008

Sandra Matheson



Print name: SANDRA MATHESON
NOTARY PUBLIC in and for the State of
Washington, residing at La Conner, Wa

My appointment expires: 5-27-2011

STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that RICHARD E. THOMPSON and REINHILD THOMPSON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-1-08, 2008

Sandra Matheson



Print name: SANDRA MATHESON
NOTARY PUBLIC in and for the State of
Washington, residing at La Conner

My appointment expires: 5-27-2011

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EXHIBIT A
Legal Description
Grantor's (Souther) Property

That portion of Lot 3, Block "B", "CALHOUN ADDITION TO THE TOWN OF LA CONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 3; thence South along the West line of said lot, 150 feet; thence East 10 feet; thence North 50 feet; thence East 140 feet; thence North 100 feet; thence West 150 feet to the point of beginning, except the East 50 Feet thereof.

Also except that portion of Lot 3, Block B, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", as per plat recorded in Volume 1 of Plats, Page 14, records of Skagit County, Washington, described as follows:

Beginning at the Northwest Corner of said Lot 3; Thence South along the West line of said Lot, 100 feet to the true point of beginning; thence South 50 feet; Thence East 10 feet; Thence North 50 feet; Thence West 10 feet to the point of beginning.

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EXHIBIT B
Legal Description
Grantees' (Thompson) Property

Lot 1 of La Conner Short Plat No. 70-23 SHPL recorded under AF#200711070085, being a portion of Tract 3 Short Plat LC2-80 AF#8005050001 of CALHOUN'S ADDITION TO LA CONNER located in the South 1/2 of Lot 6, Block B.

Situate in the Town of La Conner, County of Skagit, State of Washington.

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EXHIBIT C
Easement Area

The West 5 feet of the following described property:

That portion of Lot 3, Block "B", "CALHOUN ADDITION TO THE TOWN OF LA CONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 3; thence South along the West line of said lot, 150 feet; thence East 10 feet; thence North 50 feet; thence East 140 feet; thence North 100 feet; thence West 150 feet to the point of beginning, except the East 50 Feet thereof.

Also except that portion of Lot 3, Block B, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", as per plat recorded in Volume 1 of Plats, Page 14, records of Skagit County, Washington, described as follows:

Beginning at the Northwest Corner of said Lot 3; Thence South along the West line of said Lot, 100 feet to the true point of beginning; thence South 50 feet; Thence East 10 feet; Thence North 50 feet; Thence West 10 feet to the point of beginning.

