



200808130041

Skagit County Auditor

When recorded return to:

8/13/2008 Page 1 of 5 9:58AM

Craig Sjoström
409 Main Street
Mount Vernon, Washington 98273

GRANT OF RECIPROCAL EASEMENTS & ROAD MAINTENANCE AGREEMENT

Grantors: (1) Kevin M. Kesti & JoEllen R. Kesti, h/w
(2) Barry D. Kesti
(3) Adam J. Sherriff
(4) Jennifer M. Sherriff

Grantees: (1) Kevin M. Kesti & JoEllen R. Kesti, h/w
(2) Barry D. Kesti
(3) Adam J. Sherriff
(4) Jennifer M. Sherriff

Legal Description: ptn Lot 4, State St. Add'n to Sedro

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account Nos.: P77233; P77232; P77231

Reference Nos of Documents Assigned or Released: N/A

THIS GRANT OF RECIPROCAL EASEMENTS & ROAD MAINTENANCE AGREEMENT is made this 13 day of August, 2008, by and between Kevin M. Kesti & JoEllen R. Kesti, and Barry D. Kesti, an unmarried person, as Grantors/ Grantees, hereinafter "Kesti", and Adam J. Sherriff & Jennifer N. Sherriff, h/w, as Grantors/ Grantees, hereinafter "Sherriff".

For and in consideration of the mutual promises and covenants set forth herein, and for no monetary consideration, the parties agree as follows:

1. Kesti is the owner of the following described real property, located in Skagit County, Washington:

The West ½ of Lot 4, STATE ST. ADDITION TO SEDRO, as per the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, wash.
EXCEPT the following described tract:

Beginning at the Northeast corner of the West ½ of the said Lot 4; thence West 5 feet; thence South 119 feet; thence East 5 feet; thence North 119 feet to the point of beginning.

(P77232)

2. Sherriff is the owner of the following described real property, located in Skagit County, Washington:

The West 40 feet of the East ½ of Lot 4, STATE ST. ADDITION TO SEDRO, as per the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Wash.

TOGETHER WITH that portion of Lot 4, STATE ST. ADDITION TO SEDRO, as per the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Wash. described as follows:

Beginning at the Northeast corner of the West ½ of the said Lot 4; thence West 5 feet; thence South 119 feet; thence East 5 feet; thence North 119 feet to the point of beginning.

(P77231; P77233)

3. Each party does hereby grant and convey unto the other a non-exclusive easement for ingress, egress and utilities over and across the following-described real property, located in Skagit County Washington:

That portion of Lot 4, STATE ST. ADDITION TO SEDRO, as per the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Wash. described as follows:

The East 17 feet of the North 119 feet of the said Lot 4;

TOGETHER WITH the West 3 feet of the North 119 feet of the East ½ of the said Lot 4.

Said easement to benefit, be appurtenant to, and run with the parcels described above.

4. The parties further agree that the costs of maintenance of the said easement area shall be borne by the parties and their respective heirs, successors and assigns as follows: Costs and expenses associated with that portion of the easement lying on the Kesti property shall be borne by Kesti, and costs and expenses associated with that portion of the easement lying on the Sherriff property shall be borne by Sherriff, provided that if either party unreasonably or intentionally damages the easement area, that party shall bear all costs of repairs thereto.



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5. The easements herein granted may not be extinguished or altered without the written consent of the City of Sedro-Woolley.

WITNESS the hands of the parties:


KEVIN M. KESTI


JOELLEN R. KESTI

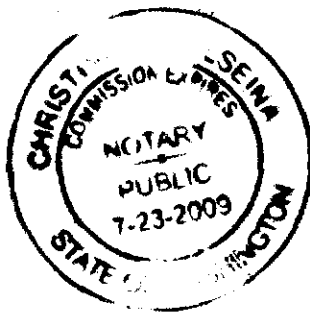

BARRY D. KESTI


ADAM J. SHERRIFF


JENNIFER M. SHERRIFF

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 16th day of August, in the year 2008, before me personally appeared Kevin M. Kesti, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same for the purposes therein mentioned.



NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
Residing at Skagit Co
My commission expires: 7/23/09
Printed Name: Christine A. Seina

condemnation
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 13 2008

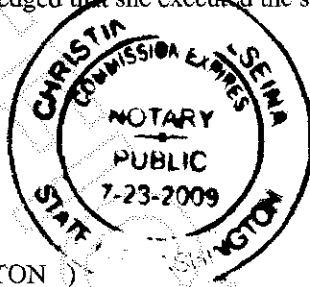
Amount Paid \$0
Skagit Co. Treasurer
By MM Deputy



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Skagit County Auditor

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

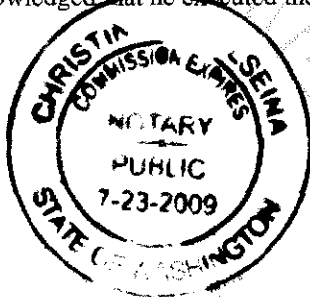
On this 14th day of August, in the year 2008, before me personally appeared JoEllen R. Kesti, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.



NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Skagit Co.
My commission expires: 7/23/09
Printed Name: Christine A. Salseima

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

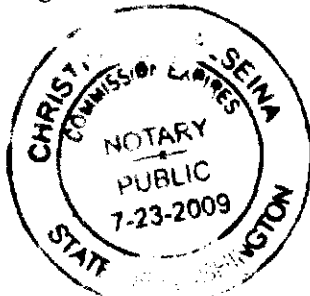
On this 14th day of August, in the year 2008, before me personally appeared Barry D. Kesti, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same for the purposes therein mentioned.



NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Skagit Co.
My commission expires: 7/23/09
Printed Name: Christine A. Salseima

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 14th day of August, in the year 2008, before me personally appeared Adam J. Sherriff, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same for the purposes therein mentioned.



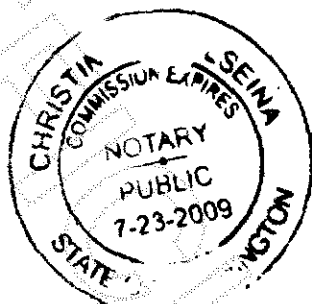
NOTARY PUBLIC IN AND FOR
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Residing at Skagit Co.
My commission expires: 7/23/09
Printed Name: Christine A. Salseima



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Skagit County Auditor

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 14th day of August, in the year 2008, before me personally appeared Jennifer M. Sherriff, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.



NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Skagit Co.
My commission expires: 7/23/09
Printed Name: Christine A. Salzeina



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