

AFTER RECORDING MAIL TO:

Alan R. Souders
Attorney at Law
913 Seventh Street
Anacortes, WA 98221



200903060124

Skagit County Auditor

3/6/2009 Page

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5 3:10PM

DECLARATION OF EASEMENT

GRANTORS: GILLMAN, JAY and DAWN, husband and wife
GRANTEE: GEORGE E. STRICKERT, an unmarried man
LEGAL DESCRIPTION: Portion of Section 31, Township 35N, Range 2E and portion of Lot 2 of Section 32, Township 35N, Range 2E, less highway
ASSESSOR'S TPN: P33282, P33268, P33280, P112877, P33409

THIS DECLARATION is made this 6th day of March, 2009, by JAY and DAWN GILLMAN, husband and wife, Grantors, and GEORGE E. STRICKERT, an unmarried man, Grantee:

WITNESSETH:

WHEREAS, JAY and DAWN GILLMAN ("the Gillmans") are the owners of two parcels of real property situated in the County of Skagit, State of Washington, which are more particularly described in Exhibit A ("the Gillman Properties"); and

WHEREAS, GEORGE E. STRICKERT ("Strickert") is the owner of three parcels of real property situated in the County of Skagit, State of Washington, which adjoin one of the Gillman Properties, and which are more particularly described in Exhibit B ("the Strickert Properties"); and

WHEREAS access to the Strickert Properties is over and across the Gillman Properties, and such access has heretofore been by license; and

WHEREAS the parties wish to establish such access on a permanent basis;

NOW, THEREFORE, for and in consideration of the mutual benefits to be derived therefrom, and in further consideration of the sum of \$15,600, the payment of which is deferred until sale of any interest in the Strickert Properties, the Gillmans, as Grantors, retaining all rights not herein granted, hereby grant, bargain, and convey to Strickert, as Grantee, an easement upon the following terms.

1. Easement: A non-exclusive easement appurtenant for ingress, egress and utilities as follows, over and across:

The North 60 feet of the following described real property: The North 38 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 and the South 62 feet of the North 1/2 of said Southwest 1/4 of Northeast 1/4 of Section 31, Township 35 North, Range 2 East of W.M.; EXCEPT the West 15 feet thereof conveyed to Skagit County for road purposes by deed Recorded November 4, 1932 under Auditor's File No. 253481, Records of Skagit County, Washington; and

The South 60 feet of that portion of the real property described as Parcel P33268 on Exhibit A, where that south 60 feet lies west of the easterly line of the Southwest 1/4 of Government Lot 5, located in Section 31, Township 35 North, Range 2 East of W.M.

STATE OF WASHINGTON)

) ss

COUNTY OF SKAGIT)

On this 6th of March, 2009, personally appeared before me George E. Strickert, who executed the within and foregoing instrument in my presence and declared it to be his free and voluntary act and deed, for the purposes therein stated.

Alan R. Souders

Print Name: Alan R. Souders,
NOTARY PUBLIC in and for the State of
Washington, residing at Fri Island.
My appointment expires 28 Feb, 2010.



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EXHIBIT A

The Gillman Properties

Parcel No: P33282

XrefID: 350231-1-021-0005

Legal Desc.: THE NORTH 38 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 62 FEET OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST OF W.M.; EXCEPT THE WEST 15 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED NOVEMBER 4, 1932 UNDER AUDITOR'S FILE NO. 253481, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel No: P33268

XrefID: 350231-1-015-0103

Legal Desc.: THAT PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING WESTERLY OF THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY 1-AN BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 544159, 549973, 549975, 549976 AND 629951, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BEGINNING AT A POINT ON THE MEANDER LINE OF FIDALGO BAY 288 FEET EAST AND 698 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 5, SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.; THENCE WEST 1,505 FEET TO THE WEST LINE OF SAID LOT 5; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 5 TO THE MEANDER LINE; THENCE SOUTHEASTERLY ALONG SAID MEANDER LINE TO THE POINT OF BEGINNING, BEING THE NORTH 698 FEET OF LOT 5, SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND PORTION OF GOVERNMENT LOT 2 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., LESS COUNTY ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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EXHIBIT B

The Strickert Properties

Parcel No: P33280

XrefID: 350231-1-020-03033

Legal Desc.: The East one-half of the Southwest one-quarter of Government Lot 5, located in Section 31, Twp 35N, R2E, W.M., situate in Skagit County, Washington.

Parcel No: P112877

XrefID: 350231-1-020-0600

Legal Desc: Acres 2.50, MH Serial #09L18024, 2.50 acre tract and house includes M/H Ridgewood 82 66x14 located in the East one-half of the Southwest one-quarter of Government Lot 5, located in Section 31, Twp 35N, R2E, W.M., situate in Skagit County, Washington.

Parcel No: P33409

XrefID: 350231-4-001-0209/P33409

Legal Desc: The East Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter in Section 31, Township 35 North, Range 2, East of the Willamette Meridian, situate in Skagit County, Washington.



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Skagit County Auditor