

Return Address:  
Steve Bullock  
21402 80<sup>th</sup> Ave. W  
Edmonds, WA 98026



200906150041

Skagit County Auditor

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To: SKAGIT COUNTY AUDITOR

Grantor: John & Stephanie Payne, Eric & Marni Walker, Stephen & Shannon Bullock (now referred to as Parcel 1) and James N. & Lauris Bateman (now referred to as Parcel 2)

Grantee: John & Stephanie Payne, Eric & Marni Walker, Stephen & Shannon Bullock (now referred to as Parcel 1) and James N. & Lauris Bateman (now referred to as Parcel 2)

Property described as follows,

Assessor's Tax Account Number and Address:

Parcel 1 – P66913, 33442 East Tree Bark Ln, Mount Vernon 98274

Parcel 2 - P66914, 33450 East Tree Bark Ln, Mount Vernon 98274

Legal Description:

Parcel 1 – 33N-06E-27-02, LAKE CAVANAUGH SUB DIV 3 LOT 139 BLK 1

Parcel 2 – 33N-06E-27-02, LAKE CAVANAUGH SUB DIV 3 LOT 140 BLK 1

Legal Description of Mutual Pedestrian Access Easement:

Beginning at the common northern property corner of Parcel 1 and Parcel 2; thence southerly along the common boundary 120 ft to the True Point Of Beginning, Said Easement to continue southerly along the common property line from the TPOB for an additional 40 ft extending 5 ft on either side of the common property line.

### Mutual Pedestrian Access Easement

This agreement is made on the date stated below by the owners of Parcel 1 and the owners of Parcel 2 to document and legally provide for how each owner gains primary pedestrian access to their property.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 15 2009

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

## Background

- A. John & Stephanie Payne, Eric & Marni Walker and Stephen & Shannon Bullock co-own the property referred to as Parcel 1.
- B. Jim & Lauris Bateman own the property referred to as Parcel 2.
- C. One stairway, which provides the primary pedestrian access way to each home and which both owners use and maintain, straddles the joint property line between the two properties.

## Agreement

Now, Therefore, the parties agree as follows:

1. **Grant of Easement.** Parcel 1 and Parcel 2 hereby grant each other and their successors and assigns and all future owners a mutual non-exclusive perpetual easement for ingress, egress and utilities, for residential purposes. Said easement shall extend five (5) feet on either side of the common property line of the two lots where the existing stairs straddle the property line including landings at the top and the bottom of the stairs. Both parties shall be jointly responsible for maintenance of the area.
2. **Easements Appurtenant.** The easement hereby granted is intended to be appurtenant to the two properties. This agreement is intended to run with the land and shall be binding and insure to the benefit of the parties hereto, their heirs, successors and assigns with regard to their respective properties.

Dated: 5/29/09

John A. Payne  
John Payne

Stephanie Payne  
Stephanie Payne

Eric Walker  
Eric Walker

Marni Walker  
Marni Walker

Stephen F. Bullock  
Stephen F. Bullock

Shannon Bullock  
Shannon Bullock

James N. Bateman  
James N. Bateman

Lauris Bateman  
Lauris Bateman



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Exhibit A: Site Plan w/ Mutual Pedestrian  
Easement and Legal  
Description

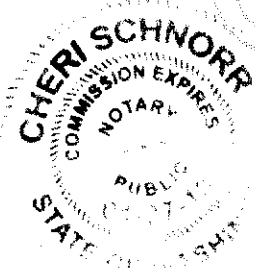
STATE OF WASHINGTON)

) ss:

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that JOHN AND STEPHANIE PAYNE, husband and wife, 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 the instrument.

Given under my hand and official seal this 29 day of may 20 09.



Cheri Schnorr  
Notary Public in and for the State of  
Washington residing at:  
Auburn  
My appointment expires:  
1-27-09 10:00

STATE OF WASHINGTON)

) ss:

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that ERIC AND MARNI WALKER, husband and wife, 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 the instrument.

Given under my hand and official seal this 29 day of may 20 09.



Cheri Schnorr  
Notary Public in and for the State of  
Washington residing at:  
Auburn  
My appointment expires:  
1-27-10



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STATE OF WASHINGTON)

) ss:

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that STEPHEN AND SHANNON BULLOCK, husband and wife, 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 the instrument.

Given under my hand and official seal this 29 day of May 2009.



Cheri Schron  
Notary Public in and for the State of  
Washington residing at:  
Auburn  
My appointment expires:  
1-27-10

STATE OF WASHINGTON)

) ss:

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that JAMES N. AND LAURIS BATEMAN, husband and wife, 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 the instrument.

Given under my hand and official seal this 29 day of May 2009.



Cheri Schron  
Notary Public in and for the State of  
Washington residing at:  
Auburn  
My appointment expires:  
1-27-10



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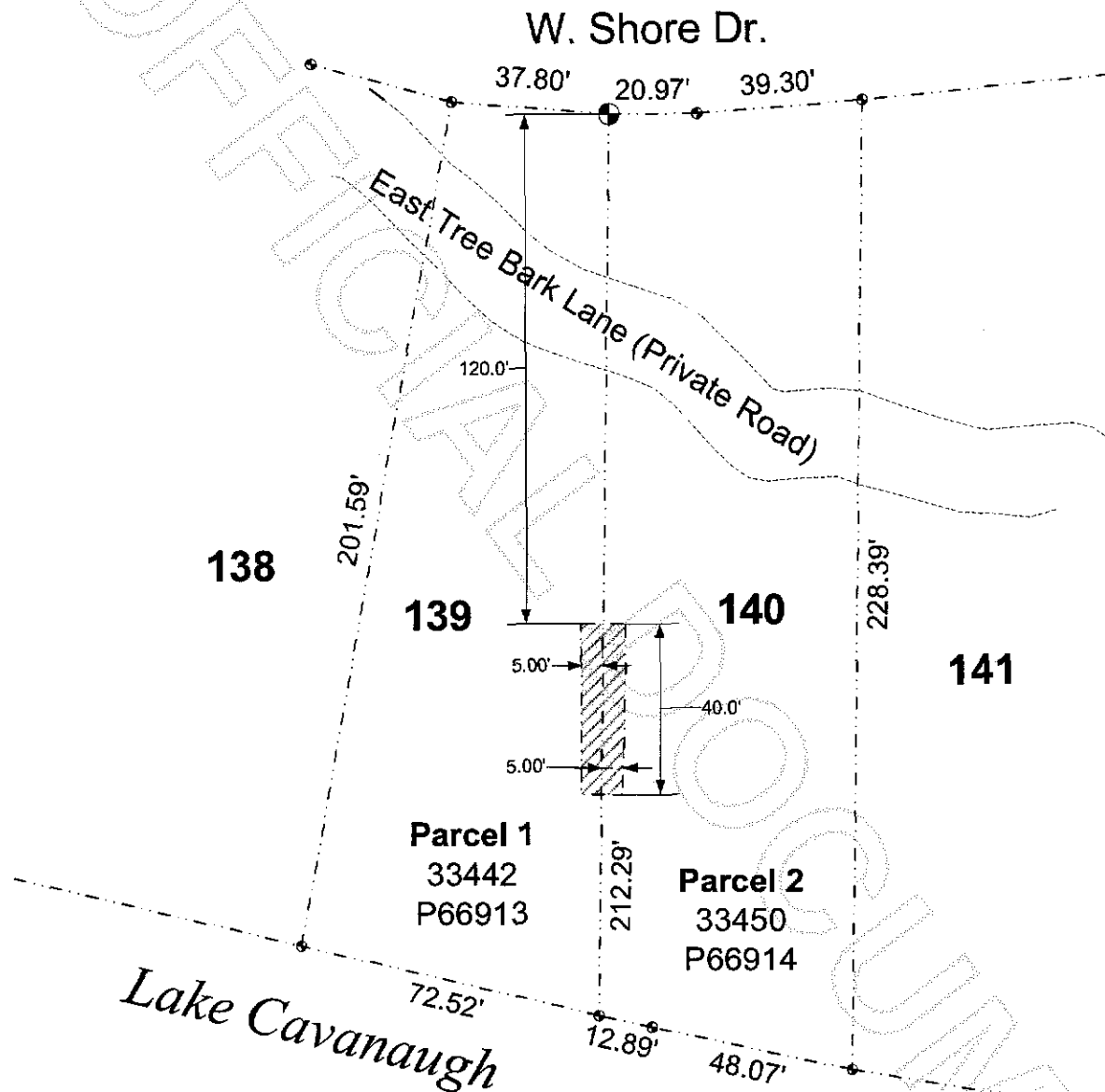
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# Exhibit A

## Mutual Pedestrian Easement



### Legal Description:

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