



200910050108  
Skagit County Auditor

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MICHAEL P AIKEN  
PO BOX 153  
Mount Vernon, Wa 98273

Parcel No.: P25851, P104170, P25612 and P102726  
Legal Desc.: Ptn. NW-NW 17-34-4

**EASEMENT**

**THE GRANTORS Michael Patrick Aiken**, as his separate estate

for and in consideration of Granting of Easement rights and no other consideration, convey to

**THE GRANTEES, Michael Patrick Aiken**, as his separate estate and to their heirs, successors and assigns in ownership of the property described on **Exhibit B** attached hereto, a non-exclusive easement for ingress, egress and utilites over, under and across the following described parcel in **Exhibit A** in favor of the parcels described in **Exhibit B**:

**See the attached Exhibits A and B**

This easement shall extend to the grantee herein, their tenants and concessionaires, the customers, licensees and invitees of the parties hereto and their tenants and concessionaires.

This Easement Agreement is executed the 5 day of October, 2009.

Michael Patrick Aiken

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
OCT 05 2009  
by MF

STATE OF WASHINGTON }  
  )ss  
COUNTY OF SKAGIT }

I certify that I know or have satisfactory evidence that **Michael Patrick Aiken** is/are the person(s) who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 5<sup>th</sup> day of October, 2009.

Notary Public in and for the  
State of Washington, residing at  
Mt. Vernon WA

My appointment expires 1-15-2011.



**Exhibit A**

Parcel # P 25851  
2210 Riverside Drive

Parcel A:

A non-exclusive easement for ingress, egress and utilities over, under and across the South 41 feet of the following described parcel:

That portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the State Highway right of way along the West side of said subdivision, 858 feet South of the North line of said Section;  
thence North along the East line of said Highway right of way, 99.56 feet to the true point of beginning;  
thence East 140 feet;  
thence South parallel to the East line of said Highway right of way 95 feet;  
thence West to a point on the East line of said Highway right of way which is 95 feet South of the true point of beginning;  
thence North along said East line to the true point of beginning,

EXCEPTING from all of the above, the West 10 feet as conveyed to the City of Mount Vernon by deed recorded August 15, 1985, under Auditor's File No. 8508150008.

Situate in the County of Skagit, State of Washington.



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**Exhibit B**

Parcel # P 102726  
2204 Riverside Drive

Parcel B:

That portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the State Highway right of way along the West side of said Section 17, which is 858 feet South of the North line of said Section 17;  
thence North  $0^{\circ}39'30''$  West 4.56 feet along said Highway right of way line and parallel with the West line of said Section 17;  
thence South  $89^{\circ}39'30''$  East (called East in previous descriptions) 140.00 feet parallel with the North line of said Section 17;  
thence North  $0^{\circ}39'30''$  West 20.00 feet parallel with said East line of Highway right of way;  
thence South  $89^{\circ}39'30''$  East 62.00 feet parallel with said North line of Section 17;  
thence South  $0^{\circ}39'30''$  East 157.31 feet parallel with said East line of Highway right of way to the South line of a tract described in the deed to Lloyd V. Holmes and Rowena Holmes, husband and wife, recorded November 18, 1941 in Volume 185 of Deeds, page 251, records of Skagit County, Washington;  
thence North  $89^{\circ}39'30''$  West 202.00 feet along said South line to the Southwest corner thereof which is on said East line of Highway right of way;  
thence North  $0^{\circ}39'30''$  West 132.75 feet along said East line to the point of beginning,

EXCEPT the West 10 feet thereof as conveyed to the City of Mount Vernon by deed recorded November 5, 1985, under Auditor's File No. 8511050004.

Situate in the County of Skagit, State of Washington.

Parcel # P 25612 and P 104170  
427 Poplar Ln

Parcel C:

That portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the State Highway right of way along the West side of said Section 17, which is 858 feet South of the North line of said Section 17;  
thence North along the East line of said highway right of way 99.56 feet;  
thence East to the West line of the old right of way of the Pacific Northwest Traction Company;  
thence South 99.56 feet;  
thence West to the point of beginning;



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**Exhibit B-continued**

Parcel C-continued

EXCEPT therefrom that portion described as follows:

Beginning at a point on the East line of the State Highway right of way along the West side of said subdivision 858 feet South of the North line of said Section 17;  
thence North along the East line of said Highway right of way 99.56 feet to the true point of beginning;  
thence East 140 feet;  
thence South parallel to the East line of said Highway right of way 95 feet;  
thence West to a point on the East line of said Highway right of way which is 95 feet South of the true point of beginning;  
thence North along said East line to the true point of beginning;

AND EXCEPTING West 10 feet thereof as conveyed to the City of Mount Vernon by deed recorded November 5, 1985 under Auditor's File No. 8511050004,

ALSO EXCEPT the following described parcel:

Beginning at a point on the East line of the State Highway right of way along the West side of said Section 17, which is 858 feet South of the North line of said Section 17;  
thence North 0°39'30" West 4.56 feet along said highway right of way line and parallel with the West line of said Section 17;  
thence South 89°39'30" East (called East in previous descriptions) 140.00 feet parallel with the North line of said Section 17;  
thence North 0°39'30" West 20.00 feet parallel with said East line of highway right of way;  
thence South 89°39'30" East 62.00 feet parallel with said North line of Section 17;  
thence South 0°39'30" East 157.31 feet parallel with said East line of highway right of way to the South line of a tract described in the deed to Lloyd V. Holmes and Rowena Holmes, husband and wife, recorded November 18, 1941 in Volume 185 of Deeds, page 251, records of Skagit County, Washington;  
thence North 89°39'30" West 202.00 feet along said South line to the Southwest corner thereof which is on said East line of highway right of way;  
thence North 0°39'30" West 132.75 feet along said East line to the point of beginning,

Situate in the County of Skagit, State of Washington.

Parcel D:

That portion of the Northwest ¼ of the Northwest ¼ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the State Highway right-of-way along the West side of said Section 17, which is 858 feet South of the North line of said Section 17;  
thence South 132.75 feet along said highway right-of-way line;  
thence East to the West line of the old right-of-way of the Pacific Traction Co.;  
thence North along said Pacific Northwest Traction Co. right-of-way line 132.75 feet;  
thence West to the place of beginning,



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**Exhibit B-continued**

Parcel D-continued

ALSO EXCEPT the following described parcel:

Beginning at a point on the East line of the State Highway right of way along the West side of said Section 17, which is 858 feet South of the North line of said Section 17;  
thence North 0°39'30" West 4.56 feet along said highway right of way line and parallel with the West line of said Section 17;  
thence South 89°39'30" East (called East in previous descriptions) 140.00 feet parallel with the North line of said Section 17;  
thence North 0°39'30" West 20.00 feet parallel with said East line of highway right of way;  
thence South 89°39'30" East 62.00 feet parallel with said North line of Section 17;  
thence South 0°39'30" East 157.31 feet parallel with said East line of highway right of way to the South line of a tract described in the deed to Lloyd V. Holmes and Rowena Holmes, husband and wife, recorded November 18, 1941 in Volume 185 of Deeds, page 251, records of Skagit County, Washington;  
thence North 89°39'30" West 202.00 feet along said South line to the Southwest corner thereof which is on said East line of highway right of way;  
thence North 0°39'30" West 132.75 feet along said East line to the point of beginning,

ALSO EXCEPTING the West 10 feet thereof as conveyed to the City of Mount Vernon by deed recorded November 5, 1985 under Auditor's File No. 8511050004,

Situate in the County of Skagit, State of Washington.

Parcel E:

That portion of the abandoned Puget Sound & Cascade Railway Co. right of way in the Northwest ¼ of the Northwest ¼ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the North line of the North ½ of the South ½ of the Northwest ¼ of the Northwest ¼ and the West line of the abandoned Puget Sound & Cascade Railway Co. right of way;  
thence North along the West line of said abandoned right of way a distance of 232.31 feet, more or less, to the South line of that certain tract conveyed to Highland Pacific Dairy Inc., a Washington corporation, by deed dated July 21, 1959, and recorded August 7, 1959, under Auditor's File No. 584116;  
thence East along the South line of said Highland Pacific Dairy Inc. tract a distance of 10 feet to the West line of that certain tract conveyed to the City of Mount Vernon by deed recorded June 26, 1958, under Auditor's File No. 567036;  
thence South along said West line of the City of Mount Vernon tract to the North line of the South ½ of the South ½ of said Northwest ¼ of the Northwest ¼;  
thence West 10 feet to the point of beginning.

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