



200912310072
Skagit County Auditor

12/31/2009 Page 1 of 7 12:01PM

AFTER RECORDING RETURN TO:

Name _____

Address _____

City, State, Zip _____

Abbrev. Leg. Lots 1, 2, and 4 of Short Plat #96-037, AF#199908110067
Tax Acct. No. 350332-3-005-0304/P35252; 350332-3-006-0105/P35260; 350332-3-007-0005/P35261

GRANT OF EASEMENT

This Grant of Easement is made by the following named Grantors, DOUGLAS L. VANDERARK and CHRISTINE M. VANDERARK, husband and wife (owners of Lot 1 of Short Plat No. 96-0037), and BRYCE VANDERARK and MALEA VANDERARK, husband and wife (owners of Lot 2 of Short Plat No. 96-0037).

Grantors are owners of properties fully described on EXHIBIT A, which is attached hereto and by this reference incorporated herein, hereafter described as "Grantors' property," and being the servient, or burdened property.

Grantees are owners of property fully described on EXHIBIT B, which is attached hereto and by this reference incorporated herein, hereafter described as "Grantees' property," or the "Lomuntad property," and being the dominant, or benefited property.

GRANTORS

The ~~GRANTEES~~, for and in consideration of the mutual covenants set forth herein, and for no monetary consideration, convey and quitclaim to GRANTEES, ANGEL O. LOMUNTAD and HEIDE M. LOMUNTAD, husband and wife (owners of Lot 4), an easement for underground utilities, as described and set forth below.

Grantors hereby grant to Grantees an easement over that portion of Grantors' 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 water, power, telephone, and any and all other underground utilities within the easement area, including installation, maintenance, repair and replacement of such utilities.

Repair and maintenance of the utilities serving the Lomuntad property shall be the responsibility of the owners of said property described on EXHIBIT B. In the event of repair or replacement of any line serving the Lomuntad property, following such repair or replacement, the surface of the land shall be repaired and returned to the condition it

EXHIBIT A
Legal Description of Grantors' Property
The Burdened, or Servient Estate

Douglas and Christina VanderArk Property
13172 Marihugh Road, Mount Vernon, WA 98273
350332-3-005-0304/P35252

Lot 1 of Short Plat 96-0037, approved and recorded August 11, 1999, under Auditor's File No. 199908110067, records of Skagit County, Washington, and being a portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 3 East, W.M.

Bryce and Malca VanderArk Property
13176 Marihugh Road, Mount Vernon, WA 98273
350332-3-006-0105/P35260

Lot 2 of Short Plat 96-0037, approved and recorded August 11, 1999, under Auditor's File No. 199908110067, records of Skagit County, Washington, and being a portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 3 East, W.M.



EXHIBIT B
Legal Description of Grantee's Property
The Benefitted or Dominant Estate

Angel and Heide Lomuntad Property
13148 Marihugh Road, Mount Vernon, WA 98273
350332-3-007-0005/P35261

Lot 4 of Short Plat 96-0037, approved and recorded August 11, 1999, under Auditor's File No. 199908110067, records of Skagit County, Washington, and being a portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 3 East, W.M.



EXHIBIT C
Legal Description
Easement Area

The east 5.00 feet of Lot 1 and the West 5.00 feet of Lot 2 of Short Plat 96-0037, approved and recorded August 11, 1999, under Auditor's File No. 199908110067, records of Skagit County, Washington, and being a portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 3 East, W.M.

