

When recorded return to:

Craig Sjoström  
411 Main Street  
Mount Vernon, Washington 98273



201001050035

Skagit County Auditor

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## **GRANT OF EASEMENT**

**Grantor: Sandra L. Skinner**

**Grantees: Partners Four LLC**

**Legal Description: S 100' N 140' W 12' E 266.32' NW SE 16-34-4**

**Additional Legal Description Located on Page 2**

**Assessor's Property Tax Parcel or Account No.: P24908 & P24907**

**Reference Nos of Documents Assigned or Released: N/A**

THIS INDENTURE is made this 28 day of December, 2009, by and between Sandra L. Skinner, a widow, Grantor, and Partners Four LLC, a Washington limited liability company, Grantee.

### ***Recitals***

- a. Grantor owns the real property, located in Skagit County, Wash., described in the attached Exhibit A.
- b. Grantee owns the real property, located in Skagit County, Wash., described in the attached Exhibit B.
- c. The two parcels referenced above adjoin one another. The parties have made an Agreement with Respect to Easements, which provides, among other things, that Grantor will convey an ingress, egress and utilities easement over a portion of her property, as hereinafter described, to Grantees. This conveyance is made pursuant to the said Agreement.

### ***Grant of Easement***

Therefore, for valuable consideration, the sufficiency of which is acknowledged by all parties, Grantor hereby grants and conveys to Grantee a non-exclusive easement for ingress, egress, and utilities over and across the following-described property, such said easement running with and being appurtenant to the property described in the attached Exhibit B:

Grant of Easement- 1



EXHIBIT A

That portion of the Northwest Quarter of the Southeast Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the State Road, 1,823.7 feet West of the East Quarter corner of said Section 16;  
Thence South 0°32' West, 234 feet;  
Thence South 89°28' East, 275 feet, more or less, to the West line of the East 240 feet of said Northwest Quarter of the Southeast Quarter;  
Thence North 234 feet, more or less, along said West line to the South line of the State Road;  
Thence West along said road to the point of beginning;

EXCEPT the West 65 feet thereof;

AND EXCEPT right of way for College Way (SR-538) as established by unrecorded waiver dated March 1909 as 30 feet;

AND ALSO EXCEPT from the above the North 10 feet conveyed to the City of Mount Vernon by deed recorded June 7, 2001, under Auditor's File No. 200108070087, records of Skagit County, Washington;

AND FURTHER EXCEPTING that portion conveyed to Gary R. Scott, Treasa M. Scott, Darrell W. Scott, Vicki Scott, Charles L. Wright, and Patrick Leith, by judgment and decree quieting title recorded June 19, 2008, under Auditor's File No. 200808190116, records of Skagit County, Washington and Skagit County Superior Court Case No. 07-2-01172-5, more particularly described as follows:

The West 14.32 feet of the East 89.32 feet of the following described tract:

Beginning at a point 165 feet West and 25 feet South of the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian, said point being the Northwest corner of a tract conveyed to School District No. 25 of Skagit County, Wash., by Deed recorded in Volume 88 of Deeds, page 48, records of Skagit County, Washington;  
Thence West on a line parallel with and 25 feet South of the centerline of the said Section 16, a distance of 350 feet, more or less, to the Northeast corner of a tract conveyed to John Lewis Drum et ux by Deed recorded August 5, 1953, under Auditor's File No. 491310, records of Skagit County, Washington;  
Thence South 0°32' West along the East line of the said Drum tract a distance of 143 feet;  
Thence South 89°28' East, a distance of 94.8 feet;  
Thence South 0°32' West, a distance of 91 feet;  
Thence South 89°28' East, a distance of 255.2 feet, more or less, to the West line of the said School District Tract;  
Thence North 0°32' East along the said West line to the point of beginning.

Situated in Skagit County, Washington

- END OF EXHIBIT A



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## Exhibit B

### Parcel A:

The East 75 feet of the following described tract:

Beginning at a point 165 feet West and 25 feet South of the Northeast corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 16, Township 34 North, Range 4 East, W.M., said point being the Northwest corner of a tract conveyed to School District No. 25 of Skagit County, Wash., by Deed recorded in Volume 86 of Deeds, page 48, records of Skagit County, Wash.;

thence West on a line parallel with and 25 feet South of the centerline of the said Section 16, a distance of 350 feet, more or less, to the Northeast corner of a tract conveyed to John Lewis Drum et.ux. by Deed recorded August 5th, 1953, under Auditor's File No. 491310, records of Skagit County, Wash.;

thence South  $0^{\circ} 32'$  West along the East line of the said Drum tract a distance of 143 feet;

thence South  $89^{\circ} 28'$  East a distance of 94.8 feet;

thence South  $0^{\circ} 32'$  West a distance of 91 feet;

thence South  $89^{\circ} 28'$  East a distance of 255.2 feet, more or less, to the West line of the said School District tract;

thence North  $0^{\circ} 32'$  East along the said West line to the point of beginning;

EXCEPT the right-of-way for College Way (SR-538) as established by unrecorded waiver dated March, 1909 as 30 feet;

AND EXCEPT the North 10 feet conveyed to the City of Mount Vernon for road purposes by Deed recorded January 23rd, 2003 under Auditor's File No. 200301230015, records of Skagit County, Wash.

### Parcel B:

The West 14.32 feet of the East 89.32 feet of the following described tract:

Beginning at a point 165 feet West and 25 feet South of the Northeast corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 16, Township 34 North, Range 4 East, W.M., said point being the Northwest corner of a tract conveyed to School District No. 25 of Skagit County, Wash., by Deed recorded in Volume 86 of Deeds, page 48, records of Skagit County, Wash.;

thence West on a line parallel with and 25 feet South of the centerline of the said Section 16, a distance of 350 feet, more or less, to the Northeast corner of a tract conveyed to John Lewis Drum et.ux. by Deed recorded August 5th, 1953, under Auditor's File No. 491310, records of Skagit County, Wash.;

thence South  $0^{\circ} 32'$  West along the East line of the said Drum tract a distance of 143 feet;

thence South  $89^{\circ} 28'$  East a distance of 94.8 feet;

thence South  $0^{\circ} 32'$  West a distance of 91 feet;

thence South  $89^{\circ} 28'$  East a distance of 255.2 feet, more or less, to the West line of the said School District tract;

thence North  $0^{\circ} 32'$  East along the said West line to the point of beginning;

EXCEPT the right-of-way for College Way (SR-538) as established by unrecorded waiver dated March, 1909 as 30 feet;

AND EXCEPT the North 10 feet conveyed to the City of Mount Vernon for road purposes by Deed recorded January 23rd, 2003 under Auditor's File No. 200301230015, records of Skagit County, Wash.



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