

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:



201003150116  
Skagit County Auditor

3/15/2010 Page 1 of 5 2:59PM

### EASEMENT FOR VIEW

Grantor (s) CHARLES D. ARNDT & SUSAN P. ARNDT, husband and wife  
Grantee (s) JEFFREY R. ANDERSON & DONNA C. ANDERSON, husband and wife  
Additional Grantor(s) on page(s)  
Additional Grantee(s) on page(s)  
Abbreviated Legal: Lot 1, SP 45-89; Lot 1, SP 40-85;  
Additional Legal on page(s)  
Assessor's Tax Parcel No's: P35062, 350330-4-010-0406; P35049, 350330-4-007-0203

**THIS AGREEMENT** (the "Agreement"), is made the date set forth below, by and between CHARLES D. ARNDT & SUSAN P. ARNDT, husband and wife (hereinafter "Grantors") and, JEFFREY R. ANDERSON & DONNA C. ANDERSON, husband and wife (hereinafter "Grantees").

- 1) JEFFREY R. ANDERSON & DONNA C. ANDERSON, husband and wife, are the owners of the following described parcel of property in Skagit County, Washington: ("Anderson Lot 1")

*Lot 1, Skagit County Short Plat No. 45-89, approved November 16, 1989 and recorded November 17, 1989 in Volume 8 of Short Plats, pages 188 and 189, under Auditor's File No. 8911170003, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 3 East, W.M.*

*SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.*

*Situate in the County of Skagit, State of Washington*  
649  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

View Easement

MAR 15 2010

Amount Paid \$0  
Skagit Co. Treasurer  
By *adm* Deputy

- 2) CHARLES D. ARNDT & SUSAN P. ARNDT, husband and wife are the owners of the following described parcel ("Arndt Lot 1")

*Lot 1, Skagit County Short Plat No. 40-85, approved December 4, 1986 and recorded December 8, 1986 in Volume 7 of Short Plats, page 146 under Auditor's File No. 8612080005, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 3 East, W.M.*

*SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.*

*Situate in the County of Skagit, State of Washington.*

- 3) EASEMENT: The easement conveyed herein is more particularly described as follows:

A view easement for the benefit of Anderson Lot 1, over and across a portion of Arndt Lot 1, said view easement being more particularly described as follows:

Commencing at the Southwest corner of said Lot 1, Skagit County Short Plat No. 40-85;  
thence North 89°59'21" East along a South line of said Lot 1 for a distance of 407.96 feet to an existing rebar with yellow cap inscribed Lisser 22960 and being the TRUE POINT OF BEGINNING;  
thence continue North 89°59'21" East along said South line or South line extended for a distance of 245.17 feet, more or less, to the East line of said Lot 1;  
thence North 0°29'29" East along said East line for a distance of 100.00 feet to a point bearing North 67°52'16" East from the TRUE POINT OF BEGINNING;  
thence South 67°52'16" West for a distance of 265.59 feet, more or less, to the TRUE POINT OF BEGINNING.

*SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases court causes and other instruments of record.*

*Situate in the County of Skagit, State of Washington.*

View Easement



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Skagit County Auditor

NOW, THEREFORE, in consideration of the mutual promises and covenants herein and for \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 4) CHARLES D. ARNDT & SUSAN P. ARNDT, husband and wife, hereby grant and convey, including all after acquired title, to JEFFREY R. ANDERSON & DONNA C. ANDERSON, husband and wife, the view easement over and across the Arndt Lot 1, which Easement is more particularly described above.
- 5) The area within the above-described view easement shall be restricted with respect to a maximum height of vegetation and/or structures to 12 feet above the currently existing ground level.
- 6) The easement shall remain in effect in perpetuity, until terminated by the mutual written and recorded agreement of the Owners, or by the operation of law.
- 7) The Easement is to be held by the Grantors and the Grantees, their heirs and successors and assigns as appurtenant to the real property of the Grantors and Grantees. The benefits, burdens and covenants of this Agreement shall be deemed to run with the land and bind the Grantors and the Grantees, and their respective heirs, successors, and assigns and all persons possessing the property by, through and under the parties hereto and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties signed this Easement Agreement as of the date set forth below.

Dated this 9<sup>th</sup> day of March, 2010.

ANDERSON

Jeffrey R. Anderson  
JEFFREY R. ANDERSON

Donna C. Anderson  
DONNA C. ANDERSON

ARNDT

Charles D. Arndt  
CHARLES D. ARNDT

Susan P. Arndt  
SUSAN P. ARNDT

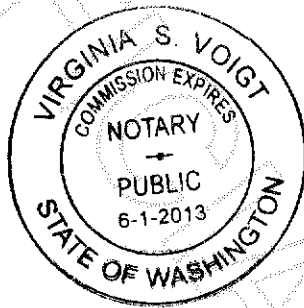
View Easement



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State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that JEFFREY R. ANDERSON the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: 3/9/10

Virginia S. Voigt  
(Signature)

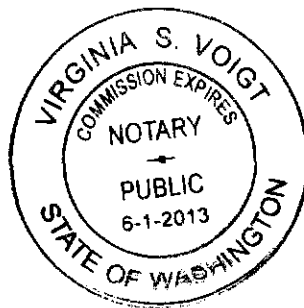
NOTARY PUBLIC  
VIRGINIA S. VOIGT

Print Name of Notary

My appointment expires: 6/1/13

State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that DONNA C. ANDERSON is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: 3/9/10

Virginia S. Voigt  
(Signature)

NOTARY PUBLIC  
VIRGINIA S. VOIGT

Print Name of Notary

My appointment expires: 6/1/13

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