

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:



201003150117  
Skagit County Auditor

3/15/2010 Page 1 of 7 2:59PM

### EASEMENT FOR INGRESS, EGRESS AND UTILITIES

Grantor (s) JEFFREY R. ANDERSON & DONNA C. ANDERSON, husband and wife

Grantee (s) CHARLES D. ARNDT & SUSAN P. ARNDT, 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;

Ptn Gov Lot 3 NW, SE, S30, T35N, R3E; Ptn SW, SE, S30, T35N, R3E

Additional Legal on page(s)

Assessor's Tax Parcel No's: P35062, 350330-4-010-0406; P35049, 350330-4-007-0203;

P34990, 350330-0-011-0106

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

Easement for Access 1-31-10

650  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 15 2010

Amount Paid \$  
Skagit Co. Treasurer  
By *mm* Deputy

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

- 2) CHARLES D. ARNDT & SUSAN P. ARNDT, husband and wife are the owners of the following described parcels:

*("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.*

*("Arndt Lot 2")*

*The East 5 acres of all of the following described Parcels 1, 2 and 3 combined.*

*Parcel 1:*

*That portion of Government Lot 3, and the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 3 East, W.M., lying within the following described tract:*

*Beginning at the Southwest corner of said Government Lot 3; thence East to the Southeast corner of said Northwest 1/4 of the Southeast 1/4; thence North, 190 feet; thence West to the meander line of Padilla Bay; thence Southerly along said meander line to the point of beginning.*

*EXCEPT that portion thereof lying Westerly of an existing fence running North from a point on the South line of said Government Lot 3, which is approximately 200 feet East of the Easterly line of the County Road, running in a generally Northerly and Southerly direction through said subdivision.*

*Parcel 2:*

*The South 24 feet of that portion of Government Lot 3, in Section 30, Township 35 North, Range 3 East, W.M., lying Westerly of said fence line and the Easterly line of the County Road.*



**Parcel 3:**

*That portion of the following described tracts, lying North of the existing fence line marking the North line of property acquired by Carl O. Rossum, et ux, by Deed recorded September 15, 1944, under Auditor's File No. 374462, Volume 195 of Deeds, Page 498.*

*A portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 35 North, Range 3 East, W.M., being more particularly described as follows:*

*Beginning at the Southeast corner of said Southwest ¼ of the Southeast ¼ of Section 30; thence North 89 degrees 40' 20" West along the South line of said subdivision, a distance of 646.68 feet; thence North 0 degrees 07' 20" East, a distance of 1332.10 feet to the North line of said subdivision and the true point of beginning; thence South 89 degrees 32' 10" East along the North line of said subdivision, a distance of 655.47 feet to the Northeast corner of said subdivision; thence South 0 degrees 29' 30" West along the East line of said subdivision, a distance of 25.00 feet; thence North 89 degrees 58' 24" West, a distance of 655.30; thence North 0 degrees 07' 20" East, a distance of 30.00 feet to the true point of beginning.*

*ALSO a portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 35 North, Range 3 East, W.M., being more particularly described as follows:*

*Beginning at the Southeast corner of said Southwest ¼ of the Southeast ¼ of Section 30; thence North 89 degrees 40' 20" West along the South line of said subdivision, a distance of 646.88 feet; thence North 0 degrees 07' 20" East, a distance of 1332.10 feet to the North line of said subdivision and the true point of beginning; thence South 0 degrees 07' 20" West, a distance of 30.00 feet; thence North 89 degrees 49' 52" West, a distance of 582.69 feet; thence North 0 degrees 07' 20" East, a distance of 33.00 feet to the North line of said subdivision at a point which lies South 89 degrees 32' 10" East, a distance of 103 feet from the Northwest corner of said subdivision; thence South 89 degrees 32' 0" East along the North line of said subdivision, a distance of 582.70 feet to the true point of beginning.*

*TOGETHER WITH an easement for ingress, egress and utilities over Parcel 2 above described, and over the South 24 feet of Parcel 1 above described, lying Westerly of the West line of the main tract herein.*



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

A 30.00 foot wide non-exclusive, mutually beneficial easement for ingress, egress and utilities, over, under and across the West 30.00 feet (as measured perpendicular to the West line) of 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.

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) JEFFREY R. ANDERSON & DONNA C. ANDERSON, husband and wife, hereby grant and convey, including all after acquired title, to CHARLES D. ARNDT & SUSAN P. ARNDT, husband and wife the easement over, under and across the Anderson Lot 1, which Easement is more particularly described above.
- 5) CHARLES D. ARNDT & SUSAN P. ARNDT agree that every reasonable effort will be made to keep improvements to the easement area as westerly as possible within the above-described easement area. The grant of this easement is to accommodate the minimum width necessary to meet Skagit County Development criteria for ingress, egress and utilities to the Arndt property.
- 6) This 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.

Easement for Ingress, Egress and Utilities



201003150117  
Skagit County Auditor

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

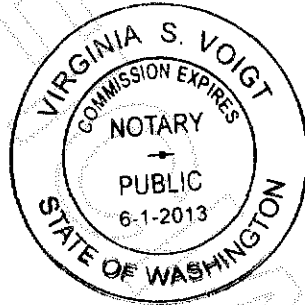
Easement for Ingress, Egress and Utilities



201003150117  
Skagit County Auditor

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.

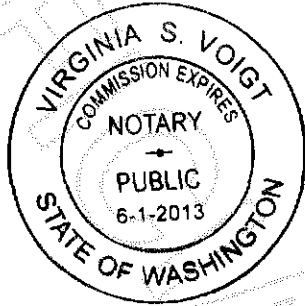


Dated: 3/9/10  
Virginia S. Voigt  
(Signature)  
NOTARY PUBLIC  
VIRGINIA S. VOIGT  
Print Name of Notary  
My appointment expires: 6/1/13



State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that CHARLES D. ARNDT 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: 2/4/10  
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 SUSAN P. ARNDT 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: 2/4/10  
Virginia S. Voigt  
(Signature)  
NOTARY PUBLIC  
VIRGINIA S. VOIGT  
Print Name of Notary  
My appointment expires: 6/1/13

