



201011050113

Skagit County Auditor

11/5/2010 Page

1 of

4 12:28PM

After recording, return to:  
Jack Moore  
402 Burrows Lane  
Sedro-Woolley, WA 98284

### **NON-EXCLUSIVE EASEMENT**

**Grantor:** Jack R. Moore and Shannon L. Moore  
**Partial Legal Descr:** PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. (Full Legal Description on this page)  
**Parcel Number:** P37421

**Grantees:** Jack R. Moore and Shannon L. Moore  
**Partial Legal Descr:** PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. (Full Legal Description contained in Exhibit "A")  
**Parcel Number:** Unassigned (Lot A in Exhibits "A" and "B")

THE GRANTORS Jack R. Moore and Shannon L. Moore, the owners of the following described real property:

THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼; THENCE NORTH 264 FEET; THENCE WEST 363 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 392 FEET; THENCE NORTH 189 FEET, THENCE EAST 70 FEET; THENCE NORTH 86 FEET, MORE OR LESS, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO PAUL DALE JONES BY DEED RECORDED JUNE 27, 1940, UNDER AUDITORS FILE NO. 326888; THENCE EAST ALONG THE SOUTH LINE OF SAID PAUL DALE JONES TRACT A DISTANCE OF 322 FEET TO THE SOUTHEAST CORNER THEROF; (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO TOM JOHNSON BY DEED RECORDED JUNE 24, 1948, UNDER AUDITORS FILE NO. 419771); THENCE SOUTH 275 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING

For no exchange of monies, do create by this instrument a non-exclusive easement for ingress, egress and utilities over across and under the following described real property (and as depicted in Exhibit "B"):

THE WESTERN 25 FEET, EXCEPT FOR THE WESTERN 5 FEET OF THE PARCEL DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼; THENCE NORTH 264 FEET; THENCE WEST 363 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 392 FEET; THENCE NORTH 189 FEET, THENCE EAST 70 FEET; THENCE NORTH 86 FEET, MORE OR LESS, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO PAUL DALE JONES BY DEED RECORDED JUNE 27, 1940, UNDER AUDITORS FILE NO. 326888; THENCE EAST ALONG

THE SOUTH LINE OF SAID PAUL DALE JONES TRACT A DISTANCE OF 322 FEET TO THE SOUTHEAST CORNER THEROF; (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO TOM JOHNSON BY DEED RECORDED JUNE 24, 1948, UNDER AUDITORS FILE NO. 419771); THENCE SOUTH 275 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING

For the mutual benefit of the owners of P37421 and Lot A, and their heirs, successors and assigns.

The owners of each such property shall bear the mutual responsibility of maintenance and repair of said driveway contained within easement. "Maintenance" as used herein shall mean the equal requirement of said lot owners and their successors in interest to share labor and cost to maintain the driveway in a good and workmanlike manner.

  
JACK R. MOORE

  
SHANNON L. MOORE

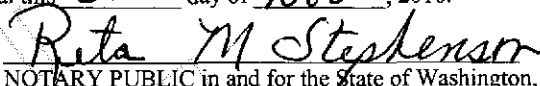
STATE OF WASHINGTON }

COUNTY OF SKAGIT }

On this day personally appeared before me Jack R. Moore, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5<sup>th</sup> day of Nov, 2010.

RETA M. STEPHENSON  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-30-2013

  
NOTARY PUBLIC in and for the State of Washington,

residing at Sedro-Woolley

My commission expires: 9-30-13

Printed Name: Reta M. Stephenson

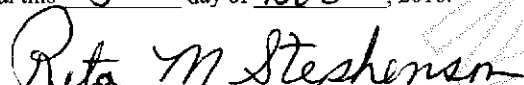
STATE OF WASHINGTON }

COUNTY OF SKAGIT }

On this day personally appeared before me Shannon L. Moore, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5<sup>th</sup> day of Nov, 2010.

RETA M. STEPHENSON  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-30-2013

  
NOTARY PUBLIC in and for the State of Washington,

residing at Sedro-Woolley

My commission expires: 9-30-13

Printed Name: Reta M. Stephenson



**EXHIBIT "A"**

Lot A

Legal Description:

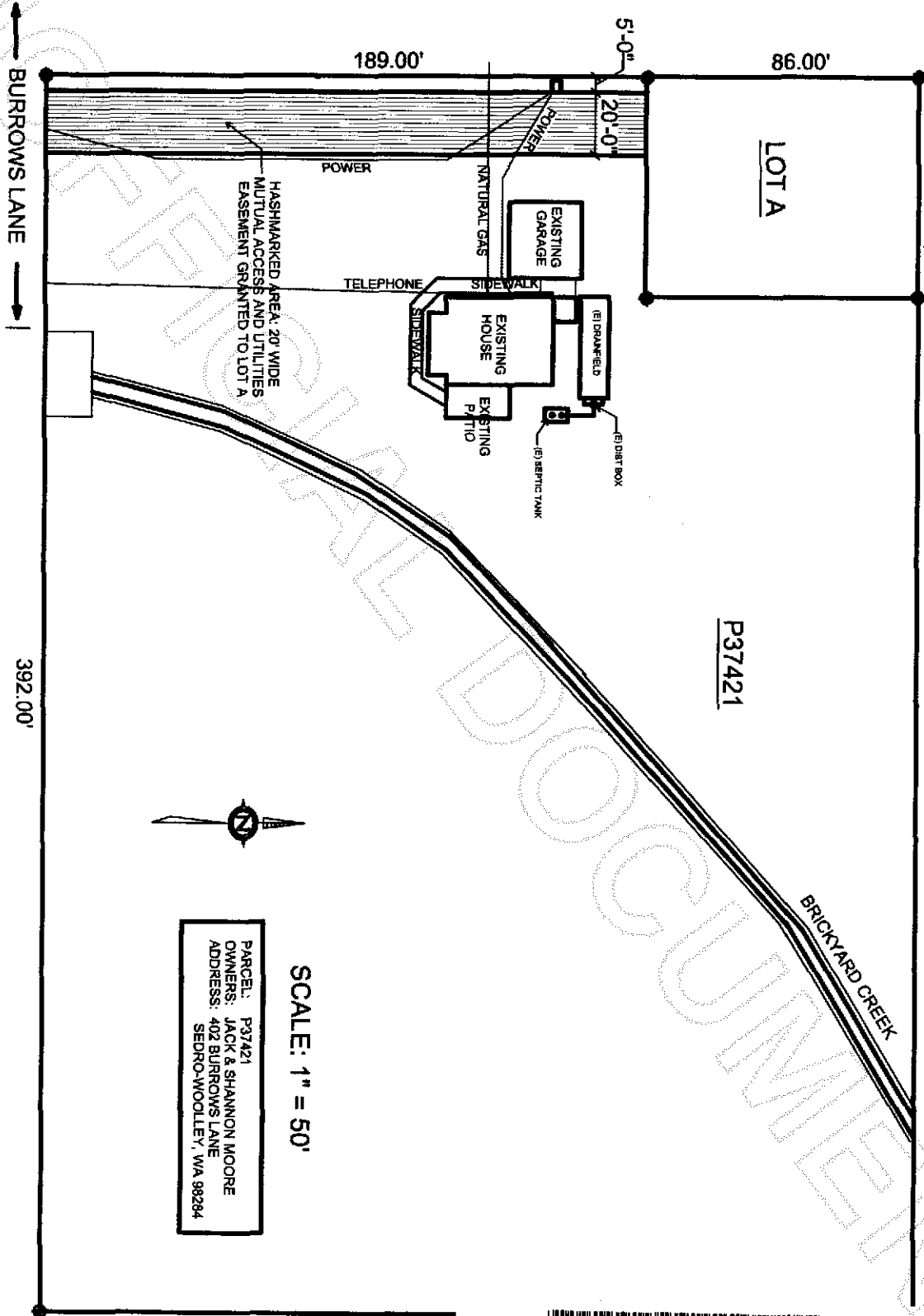
THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼; THENCE NORTH 264 FEET; THENCE WEST 755 FEET; THENCE NORTH 189 FEET, TO THE TRUE POINT OF BEGINNING; THENCE EAST 70 FEET; THENCE NORTH 86 FEET, MORE OR LESS, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO PAUL DALE JONES BY DEED RECORDED JUNE 27, 1940, UNDER AUDITORS FILE NO. 326888; THENCE WEST ALONG THE SOUTH LINE OF SAID PAUL DALE JONES TRACT A DISTANCE OF 70 FEET; THENCE SOUTH 86 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.



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# EXHIBIT B



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