



201012070009

Skagit County Auditor

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4 9:24AM

ENCROACHMENT LICENSE

Grantor(s) Leynea McIlraith, a single woman

Grantee(s) Vernon Hanson and Vonda Hanson, husband and wife

Grantor(s) abbreviated legal description: (5,0000 ac) W1/2 S1/2 SE1/4 LESS E 475FT OF S 456FT & RD.

Grantor(s) Tax ID # P50748/360435-4-014-0017

Grantee(s) abbreviated legal description: (2.7300 ac) S250FT OF E 475FT OF W1/2 S1/2 SE1/4 SE1/4 EXC RD.

Grantee(s) Tax ID # P50745/360435-4-013-0109

The Grantor, LEYNEA MCILRAITH, the owner of the following described real property located at 22257 Grip Road, Sedro Woolley, Washington, more fully described as:

Attached as "A"


Hereby grants and conveys to VERNON and VONDA HANSON and their heirs and assigns, owner of adjoining property located at 22269 Grip Road, Sedro Woolley, Washington, legally described as follows:

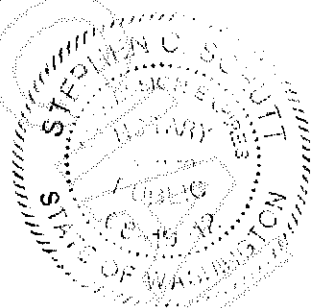
Attached as "B"

The right to keep present encroachments of buildings in place, provided, however, that if and when the buildings are substantially changed that this license shall expire, and that Grantee shall have no right to rebuild in the event of destruction of said buildings. This grant is for the benefit of the grantee and is not transferable or assignable.


LYNEA MCILRAITH

On this 4 day of December, 2010 before me the undersigned Notary Public in and for said county and state personally appeared Lynea McIlraith, to me known to be individual described in and who executed the foregoing instrument, and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes herein mentioned.


NOTARY PUBLIC in and for
the State of Washington
My commission expires: _____



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"A"

The W 1/2 of the S 1/2 of the SE 1/4 of the SE 1/4 of Section 35 Township 36 North, Range 4 E.W.M. Less Road and less the following described tract To Wit: That portion of the west 1/2 of the South 1/2 of the SE - 1/4 of the SE - 1/4 of Section 35, Township 36 North, Range 4, E.W.M. described as follows: Commencing at the SE corner of said subdivision, thence West along the South line of said subdivision 475 feet to a point; thence North parallel with the East line of said subdivision 456 feet; thence East parallel with the North line of said subdivision to the East line of said subdivision; thence South along the East line of said subdivision to the point of beginning, EXCEPT roads.



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"B"

That portion of the West 1/2 of the South 1/2 of the S.E. 1/4 of the S.E. 1/4 of Section 35, Township 36 North, Range 4 East, W.M., described as follows: Commencing at the Southeast corner of said subdivision; thence west along the south line of said subdivision 475 feet more or less to a point; thence north parallel with the east line of said subdivision 250 feet; thence east parallel with the north line of said subdivision to the east line of said subdivision; thence south along the east line of said subdivision to the point of beginning, EXCEPT roads.



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