



201106030024  
Skagit County Auditor

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When recorded return to:

Craig Sjoström  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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### *Grant of Easement*

**Grantor:** Loretta Brokaw

**Grantees:** Charles Bulfinch & Joni Lyn Bulfinch h/w

**Legal Description:** Lot 3, S/P 66-76 AF#847312; W 110.52' ptn N ½ SE ¼ NW ¼ 9-34-2,

**Assessor's Property Tax Parcel or Account Nos.:** P20245; P20234; P20235; P20243

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

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THIS GRANT OF EASEMENT, is made this 23<sup>rd</sup> day of May, 2011, by LORETTA BROKAW, an unmarried person; GRANTOR, and CHARLES BULFINCH & JONI LYN BULFINCH, h/w, GRANTEES.

#### *Recitals*

- a. Brokaw is the owner of the property described in the attached Exhibit A.
- b. Bulfinches are the owners of the property described in the attached Exhibit B.
- c. An existing roadway crosses over the property described in the attached Exhibit C, which is a portion of Grantor's parcel, and which provides access to Grantees' property.
- d. The parties have agreed to memorialize the said roadway as a formal easement; and execute this instrument to that end.



**Exhibit "A"**

**Loretta A. Brokaw Ownership  
(Skagit County Assessor's Parcel No. P-20245)**

**Lot 1, Skagit County Short Plat No. 66-76, approved December 20, 1976 and recorded December 21, 1976 in Volume 2 of Short Plats, page 9, under Auditor's File No. 847912, records of Skagit County, Washington, being a portion of Section 9, Township 34 North, Range 2 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.**



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## EXHIBIT B

### Benefitting Parcel

That portion of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 and the North 2-acres of the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 2 East, W.M., more particularly described as follows:

BEGINNING at the Northeast corner of the Northwest 1/4 (North 1/4 corner) of said Section 9, Township 34 North, Range 2 East, W.M.;

thence South 1°12'53" East along the East line of said Northwest 1/4 for a distance of 659.90 feet, more or less, to the Northeast corner of said South 1/2 of the Northeast 1/4 of the Northwest 1/4;

thence South 88°29'49" West along the North line of said South 1/2 of the Northeast 1/4 of the Northwest 1/4 for a distance of 20.00 feet, more or less, to the Westerly right-of-way margin of Thompson Road as conveyed to Skagit County for road purposes by deed recorded September 15, 1913 under Skagit County Auditor's File No. 98392;

thence South 1°12'53" East along said Westerly right-of-way margin of Thompson Road, parallel with said East line of the Northwest 1/4 for a distance of 233.44 feet to the TRUE POINT OF BEGINNING;

thence South 88°29'49" West parallel with said North line of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 for a distance of 884.70 feet;

thence South 1°27'19" East for a distance of 493.04 feet, more or less, to the South line of said North 2-acres of the Southeast 1/4 of the Northwest 1/4, also being the North line of Lot 2, Skagit County Short Plat No. 66-76, approved December 20, 1976 and recorded December 21, 1976, in Volume 2 of Short Plats, page 9, under Auditor's File No. 847912;

thence North 88°29'07" East along said South line of the North 2-acres, also being the North line of said Short Plat No. 66-26, or North line extended, for a distance of 882.63 feet, more or less, to said Westerly right-of-way margin of Thompson Road at a point bearing South 1°12'53" East from the TRUE POINT OF BEGINNING;

thence North 1°12'53" West along said Westerly margin for a distance of 492.87 feet, more or less, to the TRUE POINT OF BEGINNING.

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## **EXHIBIT C**

### **Easement Area**

A 60.00 foot wide mutually beneficial easement for ingress, egress and utilities (and the maintenance thereof) over, under and across the North 60.00 feet (as measured perpendicular to the North line) of Lot 1, Lot 2 and Lot 3, Skagit County Short Plat No. 66-76, approved December 20, 1976 and recorded December 21, 1976 in Volume 2 of Short Plats, page 9, under Auditor's File No. 847912.

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