



201110260003
Skagit County Auditor

10/26/2011 Page 1 of 4 9:24AM



201107070033
Skagit County Auditor

7/7/2011 Page 1 of 5 1:07PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

RE-RECORD TO
CORRECT
LEGAL DESCRIPTION

Declaration of Easements for Ingress, Egress and Utilities

Grantors: Serge Letorgeon Trust

Grantee: Serge Letorgeon Trust

Legal Description: ptn Lot 6, Block 25, Bowman's Central Ship Harbor Water Front Plat of Anacortes

Assessor's Property Tax Parcel or Account Nos.: P56875

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

THIS DECLARATION OF EASEMENTS, is made this 7 day of July, 2011, by Serge Letorgeon, Trustee of the Serge Letorgeon Trust Dated May 20th, 2008, Grantor, the owner of the real property described herein.

Recitals

- a. Grantor/ Grantee is the owner of the parcels described as Parcels 1 and 2 in that certain Boundary Line Adjustment Survey recorded under Skagit County Auditor's File No. 2011070700.
- b. Grantor/ Grantee wishes to establish of record an access and utilities easement over Parcel 1 benefitting Parcel 2, and further wishes to establish of record a utilities easement over Parcel 2 benefitting Parcel 1.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 07 2011

Amount Paid \$
Skagit Co. Treasurer
By CM Deputy

Conveyance

1. For and in consideration of a boundary line adjustment, and for no monetary consideration, Grantor does hereby declare the existence of a non-exclusive easement for ingress, egress and utilities over Parcel 1, benefitting Parcel 2, as depicted on the said Boundary Line Adjustment Survey, across under and through the real property described in the attached Exhibit A, and imposes the same as an appurtenance thereto.
2. Grantor does hereby further declare the existence of a non-exclusive easement for utilities over Parcel 2, benefitting Parcel 1, as depicted on the said Boundary Line Adjustment Survey, across under and through the real property described in the attached Exhibit B, and imposes the same as an appurtenance thereto.
3. The easements herein established shall be deemed effective upon the conveyance by Grantor, including a transfer by operation of law, of either Parcel 1 or Parcel 2 as herein described. It is the specific intention of the Grantor/Grantee that the easement(s) shall have no force and effect so long as both the dominant and servient estates are in common ownership, so as to avoid any question of merger.

DATED: 7-7-11, 2011.

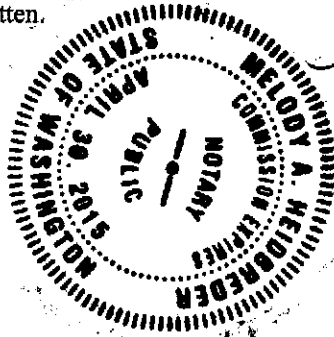
SERGE LETORGEON TRUST DATED MAY 20TH, 2008, Grantor

By: [Signature]
SERGE LETORGEON, Trustee

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

On this 7th day of July, 2011, before me personally appeared Serge Letorgeon, to me known to be the Trustee of the Serge Letorgeon Trust Dated May 20th, 2008, the trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of the said trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Melody A. Heidbreder
NOTARY PUBLIC in and for the State of Washington,
residing at 111 Vernon
My commission expires: 4-30-15
Name: Melody A. Heidbreder



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Exhibit A

Access/ Utilities Easement Over Parcel 1, Benefitting Parcel 2

The North 59.36' of the East 10' of Lot 6, Block 25, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 33, records of Skagit County, Wash.



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Exhibit B

Utilities Easement Over Parcel 2, Benefitting Parcel 1

The South 40.52' of the East 10' of Lot 6, Block 25, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 33, records of Skagit County, Wash.



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