



201111180061

Skagit County Auditor

11/18/2011 Page

1 of

4 1:37PM

AFTER RECORDING MAIL TO:

Ben Thomas
3412 West 2nd Street
Anacortes, WA 98221

EASEMENTS

H 102717-1

GUARDIAN NORTHWEST TITLE CO.

~~GRANTOR~~ ^{GRANT} Ruth M. Thomas, for love and affection and no monetary consideration, conveys ~~and quit claims~~ to GRANTEE, Benjamin N. Thomas and Pamela K. Thomas, husband and wife, for the benefit of Grantee's property located in Skagit County, Washington more completely described in attached Exhibit "E", the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

A non-exclusive easements for ingress, egress and utilities, over, across and under the following described properties; which are a portion of Lot 1, Short Plat #95-008 that is recorded in the records of the Auditor of Skagit County, Washington, in Volume 13 of the Short Plats page 21:

West ½ of Triple Creek Lane Easement:

That portion of Triple Creek Lane, a private road that was created as part of said short plat, that lies between State Highway 9 on the west side and a 60.0 foot line perpendicular to the center of Triple Creek Lane on the east side. The midpoint of said 60.0 foot line is located in the center of Triple Creek Lane and is located 70.0 feet southwest of a property corner of Lot 1 that is located in the center of the right-of way of Triple Creek Lane. This property corner of Lot 1 is 383.07 feet southwest of the center of the cul-de-sac of Triple Creek Lane. The attached drawing more completely describes this easement.

Driveway Easement:

A 30 foot wide easement, where the north line of this easement is the northern most portion of the existing driveway that connects Triple Creek Lane on the west side to the property described in attached Exhibit "E" located on the east side of said existing roadway TOGETHER WITH the existing driveway radius that connects this driveway to Triple Creek Lane. The attached drawing more completely describes this easement..

Assessor's Property Tax Parcel/Account Number(s): Burdens P18092 and P126748
Benefits P125976, P18124 and P126734

Ruth M. Thomas
Ruth M. Thomas, Grantor

11-10-11
Date

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 10 2011

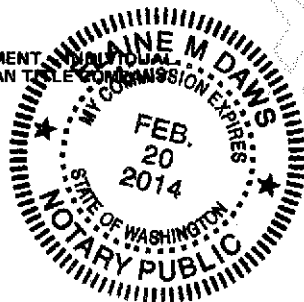
Amount Paid \$ *D*
By *Am* Skagit Co. Treasurer Deputy

STATE OF WASHINGTON, { ss.
County of Skagit

On this day personally appeared before me Ruth Monica Thomas
to me known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that she signed the same as her free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of November, 2011

ACKNOWLEDGMENT
FIRST AMERICAN TITLE COMPANY
WA - 46

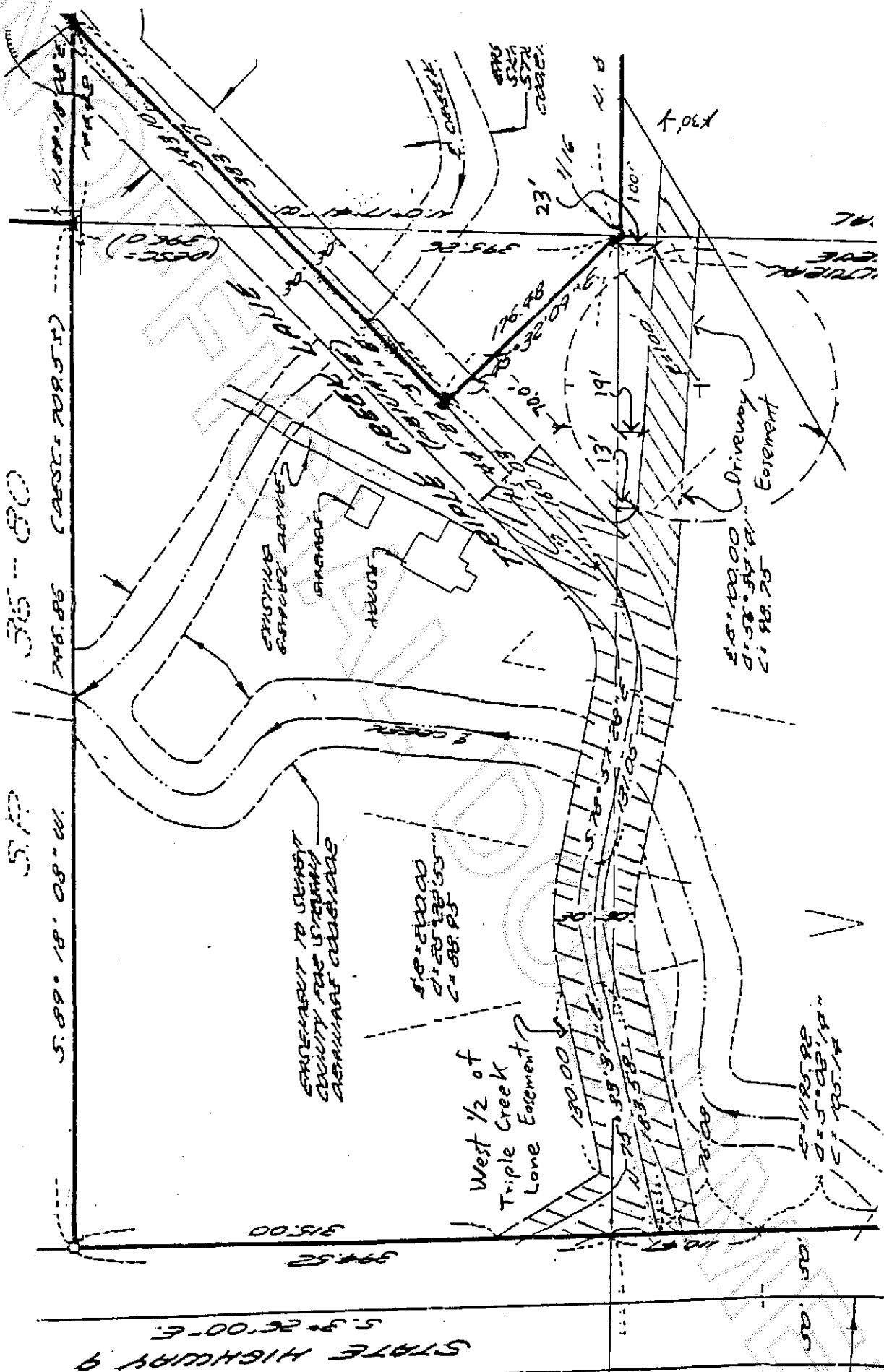


Elaine M. Daws
Notary Public in and for the State of Washington,
residing at

My appointment expires 2/20/14



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Exhibit "E"

Revised Parcel No. 2 After Boundary Line Adjustment

BEGINNING at a point in the Southwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M., which is 1,154.0 feet East and 655.2 feet South of the Northwest corner of the Southwest 1/4 of said Section. This point being South 58°21'50" East, 1,327.0 feet from said Northwest corner of the Southwest 1/4 using the West line of Section 17 as a base which bears South 2°03' West;

thence North 59°47' East, 119.5 feet;

thence South 77°23' East, 171.8 feet;

thence South 53°23' West, 138.7 feet;

thence South 60°15' West, 47.3 feet;

thence North 15°34' West, 138.5 feet to the POINT OF BEGINNING.

ALSO, that portion of a 30-foot road being and lying within that portion of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M., not included in the property owned by School District #67 and more particularly described as follows:

BEGINNING at the aforesaid point, which is South 58°21'50 East 1,327.0 feet from the Northwest corner of the Southwest 1/4 of Section 15;

thence North 65°15' West, 180.8 feet;

thence North 49°15' West, 225.5 feet;

thence North 18°44' West, 190.9 feet;

thence North 55°43' West, 138.8 feet;

thence North 1°34' West, 110.9 feet to a point on the center line of Montborne-McMurray Road which point is the P.C. of a 5° curve to the right.

AND ALSO TOGETHER WITH that portion of Lot 1, Short Plat No. 95-008 recorded in Volume 13 of Short Plats, pages 20-21 (inclusive), under Skagit County Auditor's File No. 9707150040, being in portions of the Northwest 1/4 and the Southwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M. lying Southeasterly of the following described line:

Commencing at the Easterly most corner common to Lots 1 and 4 of said Short Plat No. 95-008, also being a point on the Westerly margin of the Northern Pacific Railroad right-of-way and being on the East-West center line of said Section 17, Township 33 North, Range 5 East, W.M.;

thence South 89°23'42" West along said line common to said Lots 1 and 4, also being the East-West centerline of said Section 17 for a distance of 409.92 feet and being the TRUE POINT OF BEGINNING of said line description;

thence South 57°24'07" West for a distance of 744.49 feet, more or less, to the Southwesterly line of said Lot 1, Short Plat No. 95-008 being on the agreement line between Thomas and Lindquist per Boundary Line Adjustment Deeds recorded under Skagit County Auditor's File Numbers. 9410050066 and 9410050067 and being the terminus of said line description.



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