



201203060054

Skagit County Auditor

3/6/2012 Page

1 of

5 3:53PM

When recorded return to:

Gary Lohman
8795 District Line Rd.
Burlington, WA 98233

Filed for record at request of:

Gary Lohman

LAND TITLE OF SKAGIT COUNTY

ACCOMMODATION RECORDING

Easement

THE GRANTOR **Gary Lohman and Gail Lohman, Husband and Wife**to **Establish Easement Only** (No Monetary Consideration) conveys toTHE GRANTEE **Gary Lohman and Gail Lohman, Husband and Wife, their successors and/or assigns**the following described easements (see attached), situated in the County of **Skagit**, State of Washington.**All easements, herein described, will be perpetual easements, for the benefit of the following described parcel:**


Lot 3, Short Plat No. PL07-0302, approved May 12, 2010, recorded May 13, 2010, under Skagit County Auditor's File No. 201005130041, being a portion of Tracts 9 and 10 of that certain survey entitled, "THE UPLANDS," filed December 14, 1982, under Auditor's File No. 8212140010, in Volume 4 of Surveys, pages 56 through 61, inclusive, corrected by Affidavit recorded under Auditor's File No. 8212290015, records of Skagit County, Washington; lying within Sections 24 and 25, Township 34 North, Range 4 East, W.M., AND Section 30, Township 34 North, Range 5 East, W.M., Situate in the County of Skagit, State of Washington.

See attached for full legal Description of all subject Easements

Abbreviated Description of all affected parcels:

Portion of Tracts 9 and 10-"Uplands" A.F.#8212140010; Sec. 24 and 25-Twn. 34-Rg. 4 AND Sec. 30-Twn. 34-Rg. 5 (Aka Lots 3 and 4, SP #PL07-0302)

Tax # p27819 (Lot 4); AND #p130144 (Lot 3)Dated: 3/6/12, 2012



Gary Lohman



Gail Lohman

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 06 2012

Amount Paid \$
Skagit Co. Treasurer
By *nam* Deputy

EASEMENT DESCRIPTION

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THAT PORTION OF LOT 4 FOR THE BENEFIT OF LOT 3 OF SHORT PLAT PL07-0302, RECORDED UNDER AUDITOR'S FILE NO. 201005130041, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWEST CORNER OF SAID LOT 4 OF SHORT PLAT PL07-0302, RECORDED UNDER AUDITOR'S FILE NO. 201005130041, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 00°00'00" WEST ALONG THE WEST LINE OF SAID LOT 4 FOR A DISTANCE OF 925.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO BEARS NORTH 89°59'46" EAST, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY 40.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°07'48" TO THE POINT OF BEGINNING;
THENCE CONTINUING THE CURVE SOUTHEASTERLY 20.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°23'18";
THENCE SOUTH 12°29'13" WEST FOR A DISTANCE OF 47.50 FEET;
THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 70.00 FEET;
THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 20.00 FEET;
THENCE NORTH 00°00'00" WEST FOR A DISTANCE OF 72.19 FEET;
THENCE NORTH 12°29'13" EAST FOR A DISTANCE OF 54.37 FEET TO THE POINT OF CURVE, ALSO BEING THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



201203060054
Skagit County Auditor

VIEW EASEMENT

AN APPURTENANT EASEMENT TO MAINTAIN MOUNTAIN, LAKE AND PASTURE VIEWS OVER THAT PORTION OF LOT 4 FOR THE BENEFIT OF LOT 3 OF SHORT PLAT PL07-0302, RECORDED UNDER AUDITOR'S FILE NO. 201005130041, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWEST CORNER OF SAID LOT 4 OF SHORT PLAT PL07-0302, RECORDED UNDER AUDITOR'S FILE NO. 201005130041, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 00°00'00" WEST ALONG THE WEST LINE OF SAID LOT 4 FOR A DISTANCE OF 532.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" WEST ALONG THE WEST LINE OF SAID LOT 4 FOR A DISTANCE OF 133.51 FEET; THENCE NORTH 30°00'00 EAST FOR A DISTANCE OF 50.01 FEET; THENCE SOUTH 90°00'00 EAST FOR A DISTANCE OF 77.08 FEET; THENCE SOUTH 30°00'00" WEST FOR A DISTANCE OF 204.17 FEET TO THE WEST LINE OF SAID LOT 4, ALSO BEING THE POINT OF BEGINNING.

THE OWNER OF A BENEFITED LOT (LOT 3) SHALL HAVE THE RIGHT TO ENTER THE BURDEN LOT (LOT 4) TO REMOVE FROM THE VIEW EASEMENT AREA APPURTENANT TO THE BENEFITED LOT ANY OBJECT THAT EXCEEDS 3 FEET IN HEIGHT ONLY.



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Exhibit "A"

LOT 3

LOT 4

INGRESS, EGRESS & UTILITIES EASEMENT

VIEW EASEMENT

SOUTHWEST CORNER OF LOT 4

SCALE: 1" = 60'

LINE TABLE

LINE	LENGTH	BEARING
L1	25.72	S08°21'33"E
L2	25.00	N21°57'54"W
L3	20.00	N90°00'00"W
L4	21.69	N90°00'00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	115.98	45.00	147°40'36"	155.27
C2	40.16	45.00	51°07'46"	21.53
C3	20.72	45.00	26°23'18"	10.55

201203060054
Skagit County Auditor

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STATE OF WASHINGTON }
)ss
County of Skagit }

I certify that I know or have satisfactory evidence that **Gary Lohman** is the person who appeared before me, and said person acknowledged that **he** signed this instrument and acknowledged it to be **his** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 6TH day of MARCH, 2012.

Karen Ashley KAREN ASHLEY
Notary Public in and for the
State of Washington, residing at
SEDRO-WOOLLEY



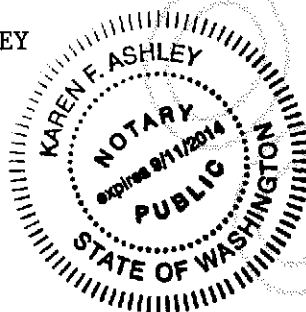
My appointment expires 9/11/2014.

STATE OF WASHINGTON }
)ss
County of Skagit }

I certify that I know or have satisfactory evidence that **Gail Lohman** is the person who appeared before me, and said person acknowledged that **she** signed this instrument and acknowledged it to be **her** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 6TH day of MARCH, 2012.

Karen Ashley KAREN ASHLEY
Notary Public in and for the
State of Washington, residing at
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My appointment expires 9/11/2014.



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