



201204180060  
Skagit County Auditor

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RETURN TO:

Vicky Yarcho  
PO Box 417  
Clear Lake, WA 98235

GUARDIAN NORTHWEST TITLE CO.

103465-1

DOCUMENT TITLE(S) (or transactions contained herein):

CROSS EASEMENT AGREEMENT

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. YARCHO, WILLIAM A. & VICKY A.
2. LOZIER, IRENE A
3. LOZIER FAMILY TRUST Feb. 3, 2005

GRANTEE(S) (Last name, first name and initials):

1. YARCHO, WILLIAM A. & VICKY A.
2. LOZIER, IRENE A
3. LOZIER FAMILY TRUST Feb. 3, 2005

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Ptn. E 1/2 SW 1/2 NE 1/4 Sec. 26 Twp. 34N, R 4 E WM  
Ptn. NE 1/4 NW 1/4 SE 1/4 Sec. 26 Twp. 34N, R 4 E WM  
Ptn. SE 1/4 NE 1/4 Sec 26 Twp. 34N, R 4 E WM  
Ptn. NE 1/4 NW 1/4 SE 1/4 Sec. 26, Twp/ 34N, R 4 E WM

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

P27870 340426-1-008-0006  
P101460 340426-4-008-0100  
P27928 340426-4-009-0009

no monetary consideration

## CROSS EASEMENT AGREEMENT

**1. Parties.** This easement agreement is entered into by:

- a. William A. Yarcho and Vicky A. Yarcho, husband and wife (hereinafter "Yarcho"), and
- b. Irene H. Lozier, as her separate property, and Irene H. Lozier as trustee of Lozier Family Trust u/w dated February 3, 2005, as their interests appear (hereinafter "Lozier").

**2. Purpose.** The purpose of this easement agreement is to provide a 30 foot easement for the benefit of property owned by both parties for ingress, egress and utilities over, across and under a thirty (30) foot strip defined below, composed of 15 feet of the Yarcho property, 15 feet of the Lozier property, and a 35 feet triangle of the Lozier property, for benefit of properties owned by both parties described below.

**3. Grant No. 1.** William A. Yarcho and Vicky A. Yarcho, husband and wife, convey and quit-claim to Grantees, Irene H. Lozier as her separate property and to Irene H. Lozier as trustee of the Lozier Family Trust u/w February 3, 2005, as their interests appear, a non-exclusive easement for ingress, egress, and utilities over, across, and under the following described real property, including any after-acquired interest of Grantors:

That portion of the following property lying South of the North line of Parcel A of the Lozier property described in Section 4 of this easement, extended Westerly:

The West 15 feet of the East  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the West 15 feet of that portion of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 26, Township 34 North, Range 4 E. W.M, lying Northerly of the County Road; Situate of Skagit County, State of Washington

**4. Grant No. 2.** The Grantors, Irene H. Lozier, as her separate property, and Irene H. Lozier as trustee of the Lozier Family Trust u/w dated February 3, 2005, as their interests appear, convey and quit-claim to Grantees, William A. Yarcho and Vicky A. Yarcho, husband and wife, a non-exclusive easement for ingress, egress, and utilities over, across and under the following described real property, including any after-acquired interest of Grantor:

### *Parcel A:*

The West 15 feet of the following described property:

The SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , except the West 15 feet thereof, and the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , of Sec. 26, Township 34 N., Range 4 E., W.M.  
Situate of Skagit County, State of Washington

and

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX



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APR 18 2012

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

**Parcel B:**

The West 35 feet as measured at right angles to the west line thereof of that portion of the NE ¼ of the NW ¼ of the SE ¼ of Sec. 26, Township 34 N., Range 4 E., W.M.

Situate in the County of Skagit, State of Washington. (*This easement area is illustrated on that Survey recorded in Skagit County Auditor's File No. 201005210111*).

Said easement is illustrated on the attached Exhibit A.

**5. Benefited Property.** This easement is a unified access for the use and benefit of the following described real property:

Yarcho Property:

Lot 1, Skagit County Short Plat PL03-0808, dated February 28, 2006, recorded February 28, 2006 in Skagit County Auditor's File No. 200602280136, together with that portion of Lot 3 as described by deed in AF# 200901220093, and less that portion of Lot 1 described by deed in AF# 200904080105. Situate of Skagit County, State of Washington.

Lozier Property:

The SE ¼ of the SW ¼ of the NE 1/4, except the West 15 feet thereof, and the SW ¼ of the SE ¼ of the NE ¼, of Sec. 26, Township 34 N., Range 4 E., W.M.

Situate of Skagit County, State of Washington.

The parties may adjust the boundaries of the above-described benefited parcels, provided that the adjustments do not impose a substantially greater burden on the easement area. The number of units which use the easement shall be limited by state and local standards for access.

**6. Use of Roadway.** Neither the Grantors nor the Grantees may unreasonably interfere with the use of the easement for access by the other. Any gates shall be situated so as not to block access by other users.

**7. Term.** This easement shall be a covenant running with the land, and shall terminate only upon written agreement of all benefited owners, or upon dedication and acceptance of the easement area as a County Road.

**8. Maintenance.** Each party shall contribute to maintain the easement in proportion to their use thereof, and shall repair any damage beyond normal wear and tear which they cause to the roadway, during the term of this easement; provided that no party has an obligation to initially construct the roadway.

**9. Binding on Successors.** This easement shall be binding on and benefit the heirs, devisees, successors and assigns of Grantees and Grantors.

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DATED this 13 day of April, 2012.

William A. Yarcho

William A. Yarcho

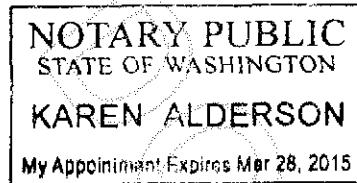
Vicky A. Yarcho

Irene H. Lozier

Lozier Family Trust u/w dated February 3, 2005

By: Irene H. Lozier  
Irene H. Lozier, Trustee

State of Washington )  
                         ) ss.  
County of Skagit    )



On this day personally appeared before me **William A. Yarcho and Vicky A. Yarcho**, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of April, 2012.

Notary Public in and for the State of Washington, residing at Bellingham  
My Commission Expires: 3-28-15  
Print Name: Karen Alderson

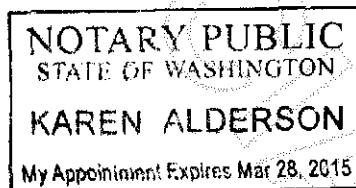


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State of Washington )  
 ) ss.  
County of Skagit )

On this day personally appeared before me **Irene H. Lozier, individually and as Trustee of the Lozier Family Trust u/w dated February 3, 2005**, 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, and as the free and voluntary act and deed, for the uses and purposes therein mentioned of the Lozier Family Trust u/w dated February 3, 2005, with full authority to sign on behalf of said trust.

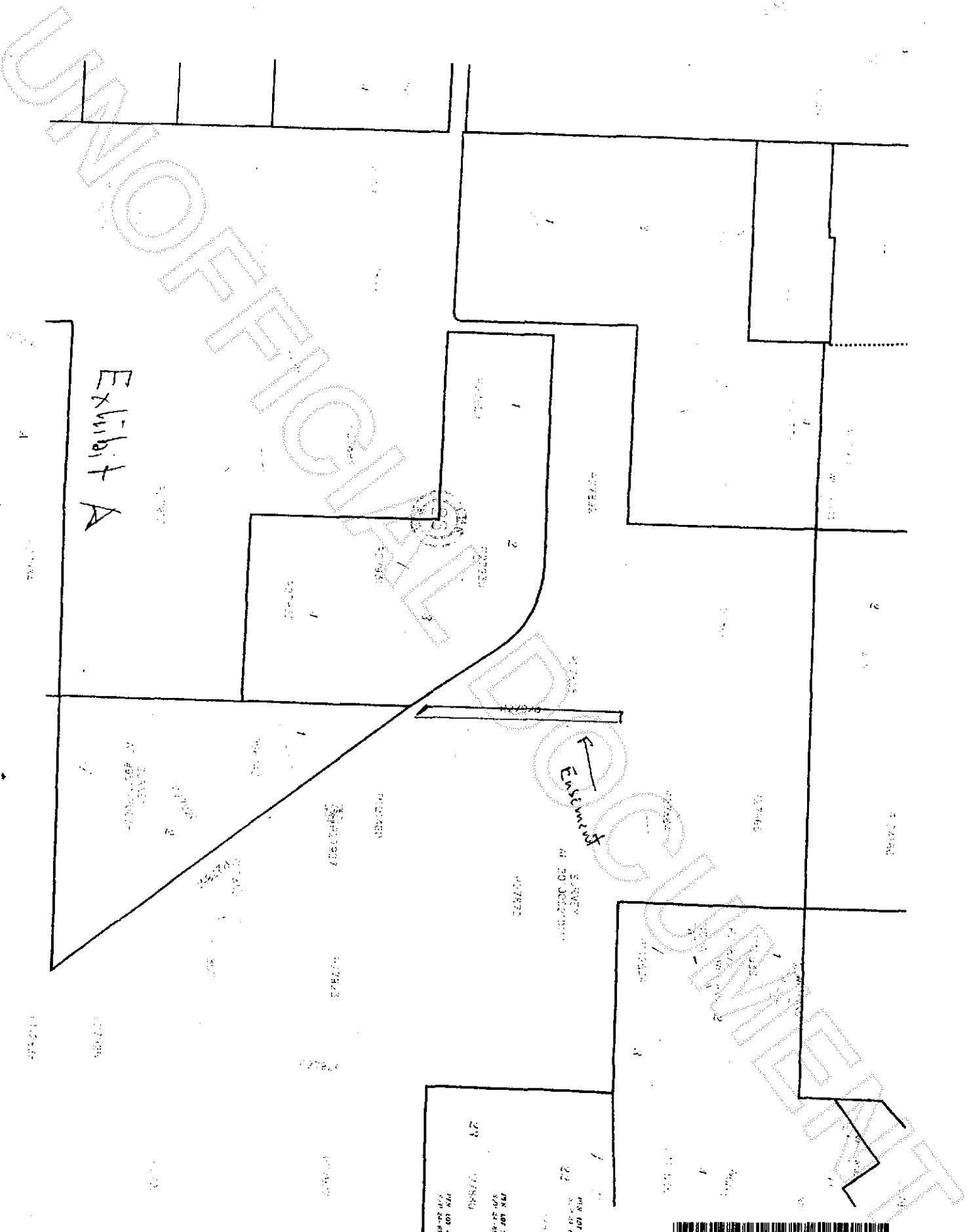
GIVEN under my hand and official seal this 10th day of April, 2012.



Karen Alderson  
Notary Public in and for the State of Washington, residing at Bellingham  
My Commission Expires: 3-28-15  
Print Name: Karen Alderson



# EXHIBIT A



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Skagit County Auditor