

AFTER RECORDING MAIL TO:
Law Office of Cole & Gilday, P.C.
P. O. Box 249
Stanwood, WA 98292



201208300127

Skagit County Auditor

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EASEMENT

| | |
|--------------------|---|
| GRANTOR: | YOLANDA SMITH , a single person |
| GRANTEE: | YOLANDA SMITH, a single person |
| LEGAL DESCRIPTION: | Lots 1 and 3 of SP 11-0109, Skagit County |
| ASSESSOR'S TPN: | P21671 |

THE GRANTOR, YOLANDA SMITH (hereinafter SMITH), a single person, as owner of those adjoining properties denominated as Lot 1 and Lot 3, legally described as follows:

Lot 1 and Lot 3 of Short Plat NO. 11-0109, records of Skagit County, Washington;

Together with and subject to easements, reservations, restrictions, right of way, covenants and conditions of record;

Situate in the County of Skagit, State of Washington.

hereby establishes the following Easement and Covenants pertaining to said Easement.

1. Grantor hereby declares an exclusive easement in favor of Lot 1 over, under and across that portion of Lot 3 as legally described in Exhibit A.
2. Lot 1 shall have exclusive use of the easement area and shall be able to use said easement in any manner desired. Lot 3 shall have no rights to the use of the easement area.
3. Any dispute between the owners of the Lot 1 and the Lot 3 shall be resolved through arbitration pursuant to Chapter 7.04 RCW. The arbitration shall be heard by one arbitrator whose decision shall be binding and not appealable. The cost of the arbitrator shall be borne by the non-prevailing party.
4. Attorney Fees and Costs. In any litigation or proceedings to enforce this Agreement or to determine the rights and obligations of the parties under this Agreement, the substantially prevailing party shall be entitled to recover from the other party all reasonable costs and attorney's fees incurred therein.

EXHIBIT A

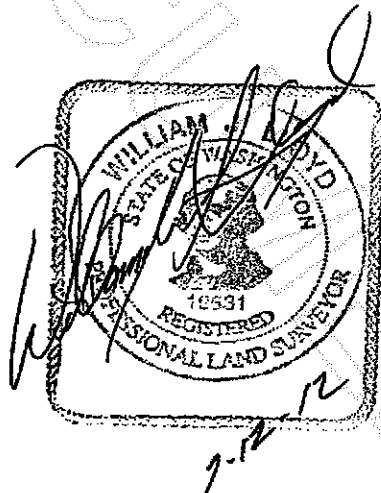
All that portion of the Northwest quarter of the Southeast quarter of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

COMMENCING at the Northwest corner of said Northwest quarter of the Southeast quarter, from which the North quarter corner bears N 1° 26' 30" E a distance of 2,498.20 feet; thence N 87° 40' 33" E along the North line of said subdivision a distance of 100.22 feet to a point on the East line of the west 100.00 feet of said subdivision; thence S 1° 26' 30" W parallel with the West line of said subdivision a distance of 76.38 feet; thence S 60° 03' 23" E a distance of 91.02 feet; thence S 1° 26' 30" W a distance of 53.64 feet to the TRUE POINT OF BEGINNING; thence continue S 1° 26' 30" W a distance of 351.75 feet to the North Right-of-Way of River Bend Road, said point being on a curve, the center of which bears N 29° 21' 35" E a distance of 1,325.00 feet; thence in a Southeasterly direction along the arc of said curve through a central angle of 11° 29' 47" a distance of 265.86 feet; thence S 72° 08' 12" E a distance of 69.81 feet; thence N 17° 17' 34" E a distance of 239.40 feet; thence S 71° 05' 51" E a distance of 431.77 feet; thence N 18° 22' 39" E a distance of 62.69 feet; thence S 71° 05' 51" E a distance of 101.31 feet; thence N 17° 33' 39" E a distance of 54.09 feet; thence N 71° 05' 51" W a distance of 964.38 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO easements, covenants, conditions, restrictions and reservations of record, if any.

Situate in the County of Skagit, State of Washington.

Containing 4.353 acres.



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