



201211200160  
Skagit County Auditor

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**AFTER RECORDING RETURN TO:**

Davis Wright Tremaine LLP  
Attn: Crissa Cugini  
777 - 108<sup>th</sup> Ave. NE, Suite 2300  
Bellevue, WA 98004-5149

**GUARDIAN NORTHWEST TITLE CO.**

**EASEMENT AGREEMENT**

104216-2

**Grantors:**

1. Nhu Ngoc T. Nguyen
2. Nam M. Vo

**Grantee:**

1. James A. Kendrick

**Abbreviated Legal Description:**

Lot 2, Plat of Autumn Ridge, 199912010085  
Lot 1, Plat of Autumn Ridge, 199912010085

Full legal description is attached on pages 5-6 as Exhibit A and Exhibit B.

**Assessor's Property Tax Parcel Account Numbers:** P116316, 4741-000-002-0000  
P116315, 4741-000-001-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 20 2012

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

## EASEMENT AGREEMENT

This Easement Agreement (this "Easement") is executed as of Nov 20, 2012, by and between Nhu Ngoc T. Nguyen and Nam M. Vo, wife and husband ("Nguyen/Vo") and James A. Kendrick, as his sole and separate property ("Kendrick").

### RECITALS

A. Nguyen/Vo are the owners of the property located in Skagit County, Washington, legally described on Exhibit A attached hereto and incorporated herein by this reference ("Lot 2").

B. Kendrick is the owner of the property located in Skagit County, Washington, legally described on Exhibit B attached hereto and incorporated herein by this reference ("Lot 1").

C. The Plat of Autumn Ridge, which was recorded under Skagit County Recording No. 199912010085 (the "Plat") includes an easement for ingress, egress and utilities over Lot 2 of the Plat, for the benefit of Lot 5 of the Plat, in the location shown on the Plat (the "Plat Easement").

D. The Plat Easement was intended to benefit Lot 1 of the Plat as well as Lot 5 of the Plat. The Plat Easement has been used continuously and openly by the owners of Lot 1 since 2002, when the improvements were constructed on Lot 1.

E. The Parties to this Easement Agreement wish to reflect of record that the Plat Easement benefits Lot 1 as well as Lot 5 of the Plat.

### AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby agree as follows:

1. Easement. Nguyen/Vo, as the owners of Lot 2, acknowledge that the Plat Easement benefits Lot 1 as well as Lot 5 of the Plat. The Plat Easement has been used by the owners of Lot 1 continuously and openly since 2002, as if the Plat Easement by its terms also benefited Lot 1. To correct the record to reflect that the Plat Easement benefits Lot 1 as well as Lot 5, Nguyen/Vo hereby grant and convey an easement for ingress, egress and utilities over Lot 2, for the benefit of and appurtenant to Lot 1, in the same location as the existing Plat Easement that benefits Lot 5.



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2. Miscellaneous. This Agreement shall be construed and enforced in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, this Easement Agreement has been executed as of the date first above written.

NGUYEN/VO:

Nhu  
Nhu Ngoc T. Nguyen

KENDRICK:

James A. Kendrick  
James A. Kendrick

Nam M. Vo  
Nam M. Vo

STATE OF WASHINGTON )  
COUNTY OF Skagit } ss.

On this 9th day of Oct, 2012, before me, a Notary Public in and for the State of Washington, personally appeared NHU NGOC T. NGUYEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his/her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

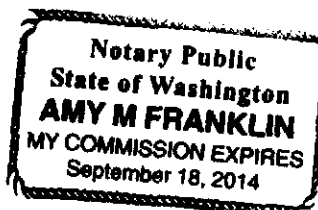
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Amy M Franklin  
NOTARY PUBLIC in and for the State of  
Washington, residing at Marysville  
My appointment expires Sept 18, 2014  
Print Name Amy M Franklin

DWT 20358217v1 0020592-000039



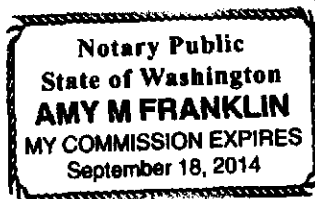
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STATE OF WASHINGTON )  
COUNTY OF Skagit } ss.

On this 9th day of Oct, 2012, before me, a Notary Public in and for the State of Washington, personally appeared NAM M. VO, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his/her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

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

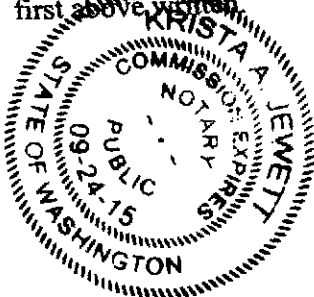


Amy M Franklin  
NOTARY PUBLIC in and for the State of  
Washington, residing at Marysville  
My appointment expires Sept 18 2014  
Print Name Amy M Franklin

STATE OF WASHINGTON )  
COUNTY OF Skagit } ss.

On this 5 day of November, 2012, before me, a Notary Public in and for the State of Washington, personally appeared JAMES A. KENDRICK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his/her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

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



Krista A Jewett  
NOTARY PUBLIC in and for the State of  
Washington, residing at Skagit  
My appointment expires 9-24-15  
Print Name Krista Jewett



EXHIBIT A

Legal Description of Lot 2

That certain real property located in the State of Washington, County of Skagit, legally described as follows:

Lot 2, "Plat of Autumn Ridge", as per plat recorded December 1, 1999, under Auditor's File No. 199912010085, records of Skagit County, Washington.



**EXHIBIT B**

**Legal Description of Lot 1**

That certain real property located in the State of Washington, County of Skagit, legally described as follows:

Lot 1 "Plat of Autumn Ridge", as per plat recorded under Auditor's File No. 199912010085, records of Skagit County, Washington.

