



201212140062

Skagit County Auditor

12/14/2012 Page

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4 10:49AM

Return to:

David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

DOCUMENT TITLE: Declaration of Easement

GRANTORS: Charles S. Grable

GRANTEES: James Lowe and Patricia J. Sullivan-Lowe, husband and wife

ABBREVIATED LEGAL DESCRIPTION: Ptn of the SW  $\frac{1}{4}$  of Sec. 11, Twp. 35 N, Rng. 5E, W.M.

ASSESSOR'S PARCEL/TAX ID NUMBER: P116302 and P39050

ORIGINAL

When Recorded Return to:  
David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

## DECLARATION OF EASEMENT

**Grantors: Charles S. Grable**

**Grantee: James Lowe and Patricia J. Sullivan-Lowe, husband and wife**

**Abbreviated Legal Description: Ptn of the SW ¼ of Sec. 11, Twp. 35 N, Rng. 5E, W.M.**

**Assessor Property Tax Parcels: P116302 and P39050**

This **DECLARATION OF EASEMENT** for ingress, egress and utilities is made by **Charles S. Grable**.

## RECITALS

1. **Charles S. Grable** is the owner of real property that bears Skagit County Assessor's parcel number P39050, which is also described as Tract C of Skagit County Short Card 99-0022 recorded under Auditor's File Number: 200001210010.
2. James Lowe and Patricia J. Sullivan-Lowe are the owners of real property that bears Skagit County Assessor's parcel number P116302, which is also described as Tract B of Skagit County Short Card 99-0022 recorded under Auditor's File Number: 200001210010.
3. The declarant intends, by this instrument, to create an easement over, under and through, those portions of his property described in **Exhibit A** (hereafter called the "easement area").

## ACCESS AND UTILITY EASEMENT

**NOW THEREFORE**, in consideration of mutual covenants, benefits and obligations set forth herein, and for no monetary consideration, the parties hereto covenant, agree, and convey as follows:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 14 2012

Amount Paid \$ \_\_\_\_\_  
Skagit Co. Treasurer  
By *WLC* Deputy



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Charles S. Grable does hereby declare and convey to James Lowe and Patricia J. Sullivan-Lowe, and to the future owners of the real property described as parcel P116302, a nonexclusive easement for ingress, egress, and utilities, over, under and across the Easement Area described on **Exhibit A**, with said exhibit being attached hereto and incorporated by this reference. The easement is granted for the benefit of the property described as parcel P116302.

### COVENANTS TO RUN WITH THE LAND

The covenants herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof. The owners of the properties described herein, and their heirs, successors and assigns shall take said property together with the easement for ingress, egress, and utilities described herein and subject to this easement.

The covenants herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof.

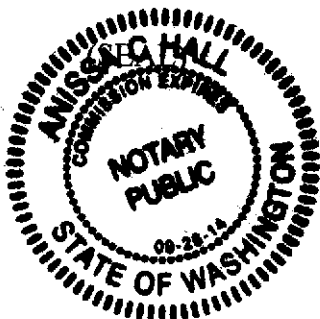
Signed and dated this 14 day of December, 2012.

CHUCK GRABLE  
Print Name:

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Douglas Menard 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 therein mentioned.

Given under my hand and official seal this 14 day of December, 2012.



[Signature]  
Notary Public  
Residing at Skagit  
My appointment expires Sept 28 2014



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E. A

**— Skagit Surveyors and Engineers —**

806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658(f)  
www.sseconsultants.com

LEGAL DESCRIPTION

FOR

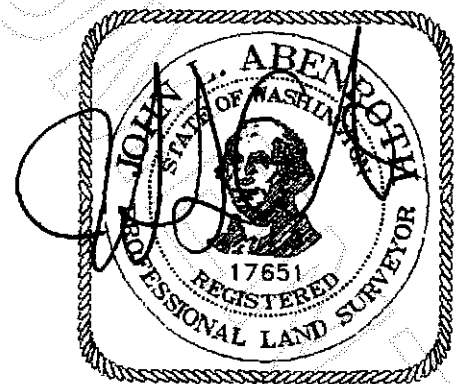
CHARLES GRABLE

OF

**30 FOOT EASEMENT OVER TRACT C TO TRACT B**

November 13, 2012

Commencing at the southeast corner of the southwest quarter of Section 11, Township 35 N., Range 5 E., W.M.; thence S 89°49'44"W along the south line of said Section 11, a distance of 127.76 feet to the point of beginning of this easement description; thence continuing along the south line of said Section 11, S 89°49'44"W, a distance of 31.60 feet to the easterly line of Tract B of Skagit County Short Card No. 99-0022 filed in Skagit County Auditor's File No. 200001210010; thence N 18°07'42"E along the easterly line of said Tract B, a distance of 266.53 feet to the southerly line of My Way; thence S 45°50'11"E along the southerly line of My Way, a distance of 33.39 feet; thence S 18°07'42"W, a distance of 241.95 feet to the point of beginning of this description.



11/13/12



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