

UNRECORDED



144503-2e
Land Title Company
Document Title: Grant of Easement

Reference Number :

Grantor(s): additional grantor names on page __.
1. Estate of Lucille L Werner Sk. Superior Court Cause #
12-4-00242-8, Barbara J. Peterson Personal Representative
2.

Grantee(s): additional grantee names on page __.
1. Est. of Lucille L Werner Sk. Superior Court Cause #
12-4-00242-8, Barbara J. Peterson Personal Representative
2. Erie Estates LLC

Abbreviated legal description: full legal on page(s) __.
SE 1/4 NW 1/4, 12-34-1

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page __.
P19301

I, Kathy Barton, Land Title Co. Recording Officer, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed [Signature] Dated 2-12-2013

DOCUMENT

LAND TITLE OF SKAGIT COUNTY

144503-86

GRANT OF EASEMENT

Grantor(s) The Estate of LUCILLE L. WERNER, Skagit County Superior Court Case No. 12-4-00242-8, Barbara J. Peterson as Personal Representative.

Grantee(s) The Estate of LUCILLE L. WERNER, Skagit County Superior Court Case No. 12-4-00242-8, Barbara J. Peterson as Personal Representative

Grantor's Abbreviated legal description: O/S#25 AF#820218006 1983 TRANSFER TO OPEN SPACE CONSERVATION C/UTROS#6-2004 af#20050713 2006

Grantor's Assessor's Parcel/Tax ID No. P19302/340112-3-001-0008

Grantee's Abbreviated legal description:(40.0000 ac) SE1/4 NW1/4 DF1982 AF#8203190001

Grantee's Assessor's Parcel/Tax ID No. P19301/340112-2-002-0009

1. THE GRANTOR(S), LUCILLE L. WERNER, Estate, is the owner of the following property, herein referred to as the subservient property:

Attached as "A"

2. THE GRANTEE(S), Mount Erie Estates LLC, is the owner of the following property, hereby referred to as the dominant property:

Attached as "B"

3. The Grantors hereby grant to the Grantees as easement without restriction upon use for ingress and egress and utilities over the subservient property to serve any lawful use situated on the dominate property and to serve subsequent residential or private recreational development or construction or any other lawful use on the dominant property. Said easement is described herein as follows:

Attached as "C"

With Herringstad Surveyor map attached as "D"

4. Grantees shall have the right, at their own expense, to pave and drain the easement hereby granted provided that no improvements to the easement shall touch or interfere with the remaining portion of the subservient property. Nor shall the grantees conduct any activity on the



201302120096

Skagit County Auditor

EXHIBIT "A"

PARCEL 19302

ALL THAT PORTION OF THE NORTH HALF OF THE NW 1/4 OF THE SW 1/4 LYING EAST AND NORTH OF THE MAIN COUNTY ROAD.

ALSO ALL THAT PORTION OF THE NE 1/4 OF THE SW 1/4 LYING WESTERLY OF A LINE RUNNING NORTH AND SOUTH AND PARALLEL WITH AND BEING 566 FEET WESTERLY FROM THE EAST LINE OF THE SAID NE 1/4 OF THE SW 1/4 AND NORTH OF THE COUNTY ROAD.

ALL IN SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.
(WARRANTY DEED RECORDED UNDER AF# 492959)

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 566 FEET WEST AND 466 FEET SOUTH OF THE CENTER QUARTER CORNER OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.;

THENCE N 00°52'00" W PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 24 FEET, MORE OR LESS, TO AN EAST-WEST FENCE SHOWN ON THAT CERTAIN SURVEY FILED UNDER AUDITOR'S FILE NO. 200307310093;

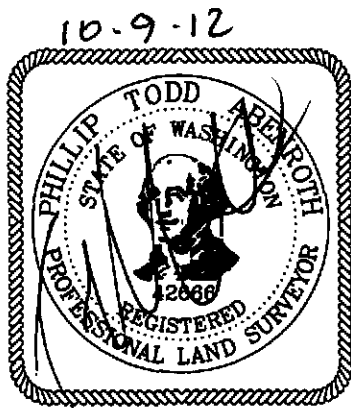
THENCE WESTERLY ALONG SAID FENCE, A DISTANCE OF 20 FEET, MORE OR LESS TO AN INTERSECTION WITH A NORTH-SOUTH FENCE SHOWN ON SAID SURVEY;

THENCE SOUTHERLY ALONG SAID NORTH-SOUTH FENCE, A DISTANCE OF 456 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF THE CAMPBELL LAKE ROAD;

THENCE N 00°52'00" W, A DISTANCE OF 430.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 4,450 SQUARE FEET, MORE OR LESS.
(BARGAIN AND SALE DEED RECORDED UNDER AF#200612290146)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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Skagit County Auditor
2/12/2013 Page 4 of 8 3:53PM



SCHEMMER JOHNSTON, PLLC
3014 COMMERCIAL AVE., SUITE C
ANACORTES, WA 98221

FOR:
BARBARA PETERSON

DATE: 09-27-2012

SCALE: N/A

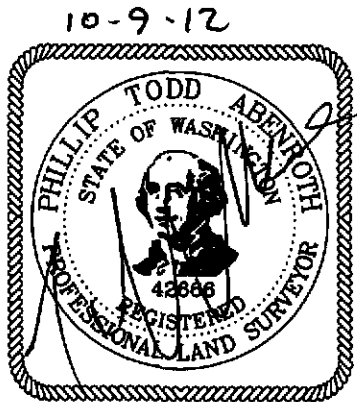
JOB #: 12-068

SHEET 1 OF 1

EXHIBIT "B"

PARCEL 19301

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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Skagit County Auditor

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SCHEMMER JOHNSTON, PLLC
3014 COMMERCIAL AVE., SUITE C
ANACORTES, WA 98221

FOR:
BARBARA PETERSON

DATE: 09-27-2012

SCALE: N/A

JOB #: 12-068

SHEET 1 OF 1

EXHIBIT "C"

Easement description:

An easement 60 feet in width being a portion of the NE ¼ of the SW ¼, of Section 12, Township 34 North, Range 1 East, W.M., lying North of the County road. The centerline of which is described as follows:

Beginning 30 feet East of the Southwest corner of said NE ¼ of the SW ¼ lying North of the main county road, at the county road,
Thence North parallel with the West Boundary of said NE ¼ of the SW ¼ to a point 334 feet south and 30 feet east of the Northwest corner of said NE ¼ of the SW ¼, where said West Boundary bears N 0°08'05" W;
Thence North 42°59'00" East, 125.73 feet;
Thence North 2°47'30" East, 246 feet more or less to the North boundary of said North half of the NW ¼ of the SW ¼, and 129 feet east of the Northwest corner of said NE ¼ of the SW ¼ and the terminus of the easement.

Containing 41,370 square feet, more or less.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "D"



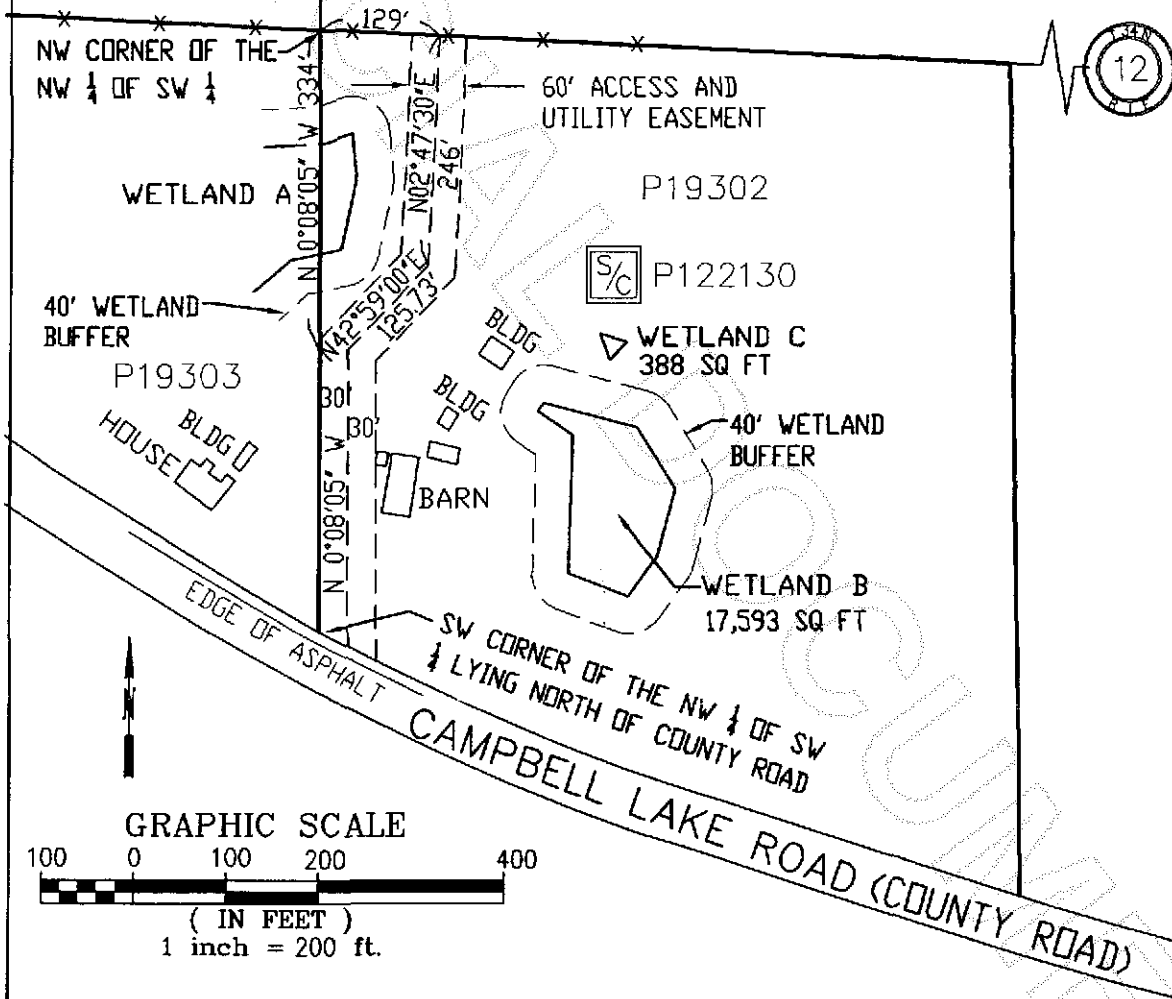
SURVEY
AF 8003100026
P19216

P19301

LEGEND

FENCE —x—x—x—

1-14-2013



HERRIGSTAD ENGINEERING & SURVEYING
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 299-8804

PRIVATE ACCESS AND UTILITY EASEMENT

SCALE: NOTED

SW 1/4 OF SECTION 12, TOWNSHIP 34 N, RANGE 1 E, W.M.
DATE: JAN 11, 2013



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Skagit County Auditor

EXHIBIT "D"



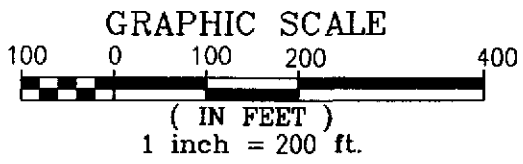
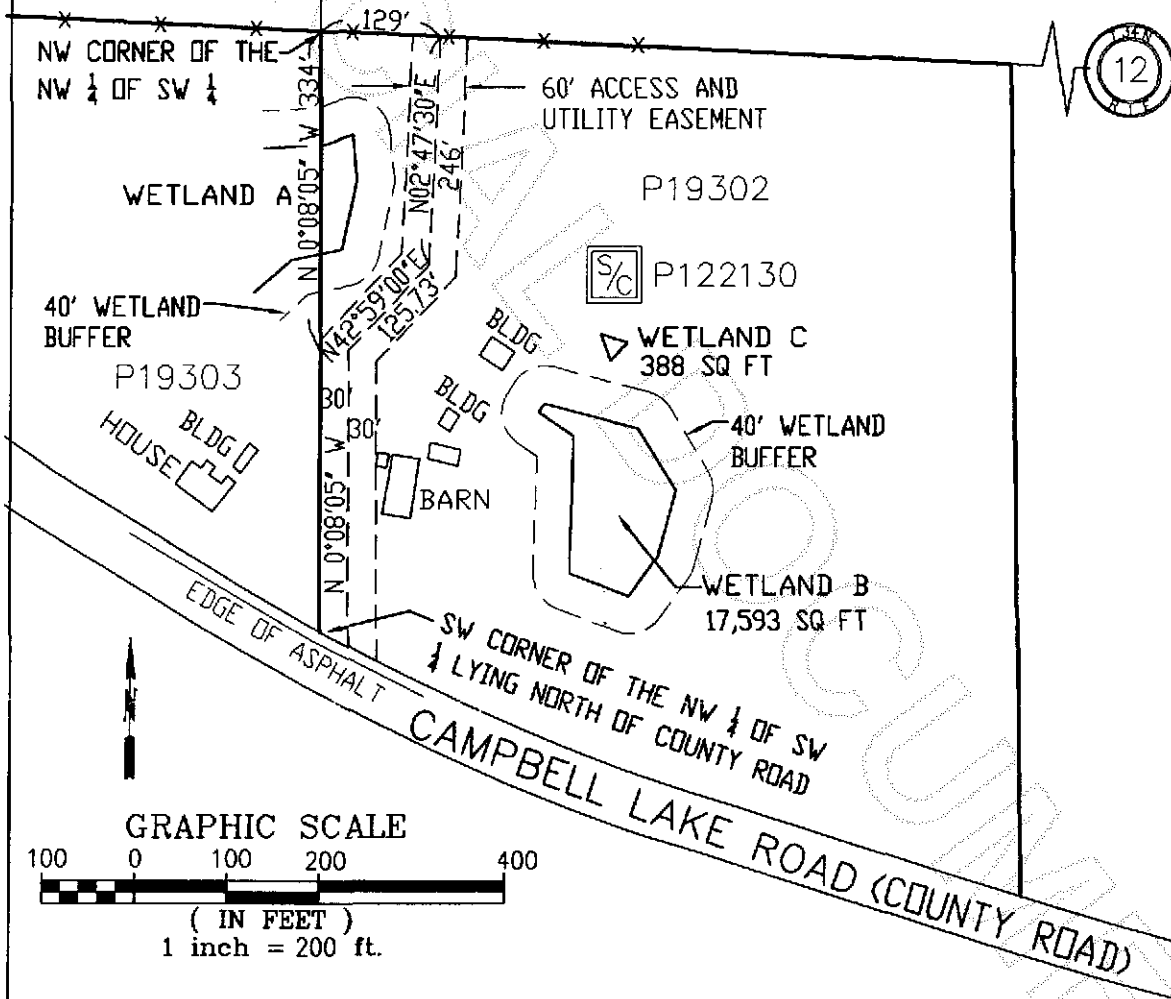
SURVEY
AF 8003100026
P19216

P19301

LEGEND

FENCE —x—x—x—

1-14-2013



<p>HERRIGSTAD ENGINEERING & SURVEYING 4320 WHISTLE LAKE ROAD ANACORTES, WA 98221 299-8804</p>	<p>PRIVATE ACCESS AND UTILITY EASEMENT</p> <p>SCALE: NOTED</p>	<p>SW 1/4 OF SECTION 12, TOWNSHIP 34 N, RANGE 1 E, W.M.</p> <p>DATE: JAN 11, 2013</p>
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