

Return to after recording:

Kyle R. Frydenlund

23473 Fremali Lane

Mount Vernon, WA 98274



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\$80.00
3:20PM

EASEMENT AGREEMENT

1. PARTIES:

Name: William J. Rindal, as his separate estate

Address: 22128 Bulson Road, Mount Vernon, WA 98274 "Parcel 17405"

, hereinafter referred to as "Grantor".

Name: Kyle R. Frydenlund & Brynn C. Frydenlund, husband and wife

Address: 22164 Bulson Road, Mount Vernon, WA 98274 "Parcel 17407"

, hereinafter referred to as "Grantee".

2. AFFECTED PROPERTY:

Grantor is currently the owner of the following described real property (property) located in Skagit

County Washington: P17405

*PTN
Lot 2 SP 34-86*

Grantee is currently the owner of the following described real property (property) located in Skagit

County Washington: P17407

As shown on the attached legal description of property in EXHIBIT "A", incorporated herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 12 2013

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

3. CONVEYANCE OF EASEMENT:

Grantor does hereby conveys unto the Grantee, its successors and assigns, and Grantee hereby accepts, a Water Utility/Well Easement for a portion of Grantor's property as shown in the map attached as EXHIBIT "B" and pictures in the attached EXHIBIT "C", which are incorporated herein.

4. STATEMENT OF PURPOSE:

The easement described above shall be for water utilities/Well (utilities) and for unrestricted ingress and egress to Grantor's property for the purpose of installing, repairing, testing, maintaining, and replacing the utilities.

5. TYPE OF EASEMENT:

The easement described above shall be non-exclusive except that Grantee shall have the exclusive right to construct, install, maintain and operate the water lines and all related facilities within the easement. Grantor shall not locate any structures within the easement. Grantor may use the surface of the easement provided such use does not interfere with Grantee's rights contained in this easement. Grantor shall not permit any other utilities to be located in the easement without the written consent of Grantee.

6. MAINTENANCE:

Grantee shall be responsible for the maintenance of water equipment and facilities located within the easement



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7. BINDING EFFECT ON SUCCESSOR INTERESTS:

The terms, conditions and provisions of this agreement shall extend to, be binding upon and inure to the benefit of the heirs, personal representatives and assigns of the parties.

DATED this 12 day of July, 2013.

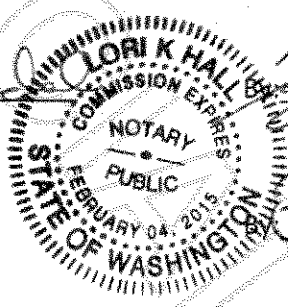
GRANTOR: William J Rindal

GRANTEE: Kyle R. Frydenlund and Brynn C. Frydenlund

By: William J Rindal
 William

Kyle R Frydenlund
 Kyle

Brynn C Frydenlund
 Brynn



STATE OF WA)

) ss.

County of Skagit) Personally appeared before me this 12 day of July, 2013.

By: Lori K Hall
 Notary Public for Skagit WA
 My Commission expires: 2-4-15

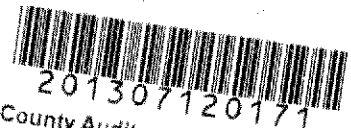


EXHIBIT "A"

William J. Rindal

P17405

22128 Bulson Road

Mount Vernon, Wa 98274

Lot 2, Short Plat No. 34-86, approved November 19, 1986, recorded November 20, 1986 in Book 7 of Short Plats, page 136, under Auditor's File No. 8611200004 and being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of said Lot 2 described as follows:

Commencing at the Northeast corner of said lot, also being the Point of Beginning;
thence North $89^{\circ}29'03''$ West 431.25 feet;
thence North $80^{\circ}38'14''$ East 395.89 feet;
thence South $30^{\circ}44'31''$ East 79.45 feet to the Point of Beginning.

ALSO EXCEPT that portion of said Lot 2 described as follows:

Commencing at the Southwest corner of the said lot 2; thence South $89^{\circ}04'51''$ East 260.05 feet to the Point of Beginning;
thence North $00^{\circ}55'09''$ East 225.50 feet;
thence North $78^{\circ}10'48''$ East 513.89 feet;
thence North $73^{\circ}26'51''$ East 62.00 feet;
thence North $65^{\circ}03'35''$ East 276.30 feet;
thence South $47^{\circ}59'51''$ East 396.95 feet;
thence South $01^{\circ}27'22''$ West 236.98 feet;
thence North $89^{\circ}04'51''$ West 1083.18 feet to the Point of Beginning.

TOGETHER WITH that portion of Lot 1, Short Plat No. 34-86, approved November 19, 1986, recorded November 20, 1986 in Book 7 of Short Plats, page 136, under Auditor's File No. 8611200004 and being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 33 North, Range 4 East, W.M. described as follows:

Commencing at the Southwest corner of the said lot, also being the Point of Beginning;
thence South $89^{\circ}29'03''$ East 446.13 feet;
thence South $80^{\circ}38'14''$ West 453.26 feet;
thence North $00^{\circ}49'05''$ East 77.76 feet to the Point of Beginning;

Situate in the County of Skagit, State of Washington.



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EXHIBIT "A"

Kyle R. Frydenlund & Brynn C. Frydenlund

P17407

22164 Bulson Road

Mount Vernon, Wa 98274

All that portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 33 North, Range 4 East, W.M., lying North and East of the centerline of that existing canyon, running diagonally Northwest and Southeast across and said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 750 feet of the East 614.2 feet thereof, as condemned by the State of Washington in Decree of Appropriation entered October 13, 1956 in Superior Court of the State of Washington in and for Skagit County in Cause No. 23734.

Together with that portion of Lot 2, Short Plat No. 34-86, approved November 19, 1986, recorded November 20, 1986 in Book 7 of Short Plats, page 136, under Auditor's File No. 8611200004 and being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of the said lot; thence South $89^{\circ}04'51''$ East 260.05 feet to the Point of Beginning;
thence North $00^{\circ}55'09''$ East 225.50 feet;
thence North $78^{\circ}10'48''$ East 513.89 feet;
thence North $73^{\circ}26'51''$ East 62.00 feet;
thence North $65^{\circ}03'35''$ East 276.30 feet;
thence South $47^{\circ}59'51''$ East 396.95 feet;
thence South $01^{\circ}27'22''$ West 236.98 feet;
thence North $89^{\circ}04'51''$ West 1083.18 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.



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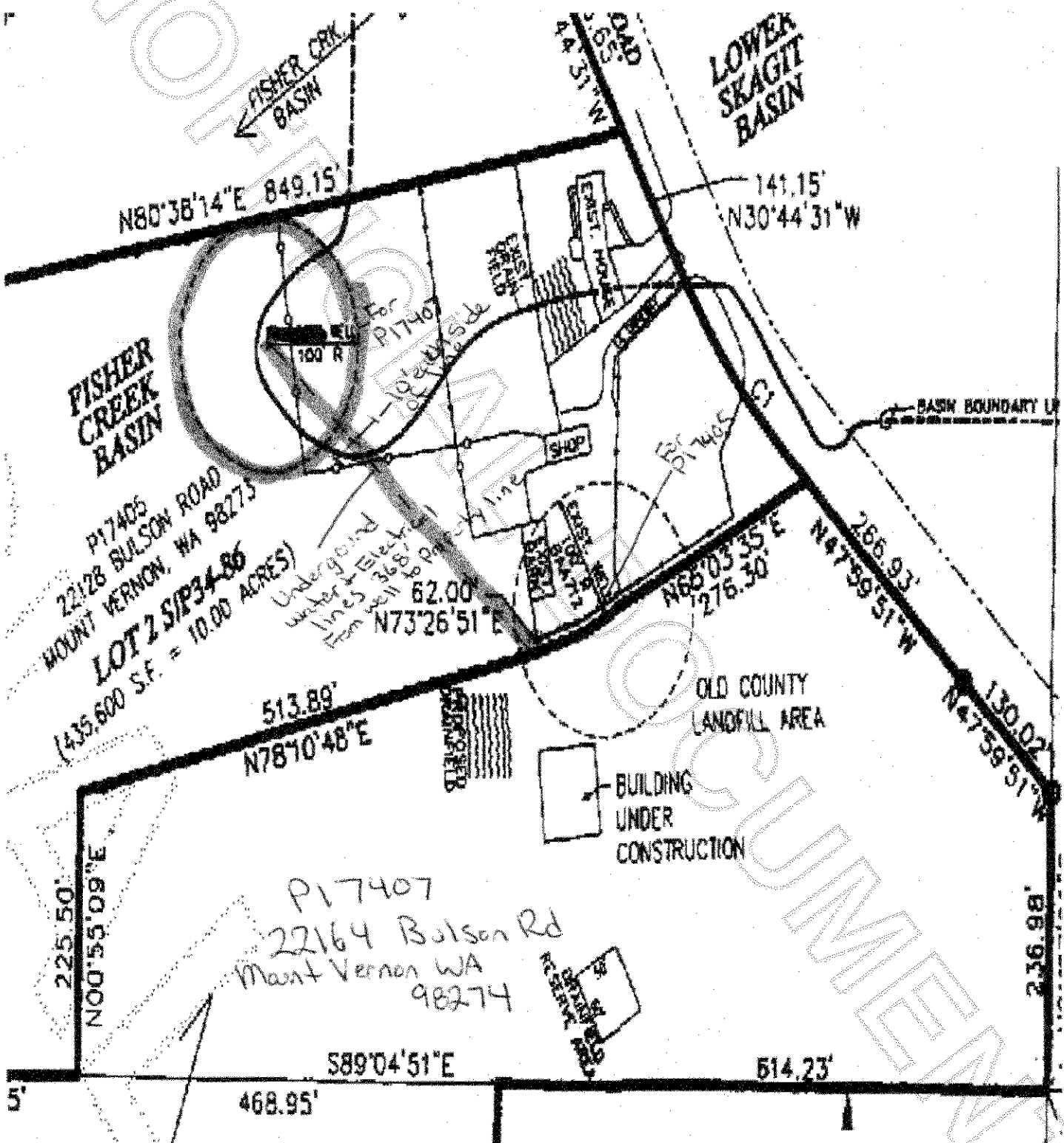
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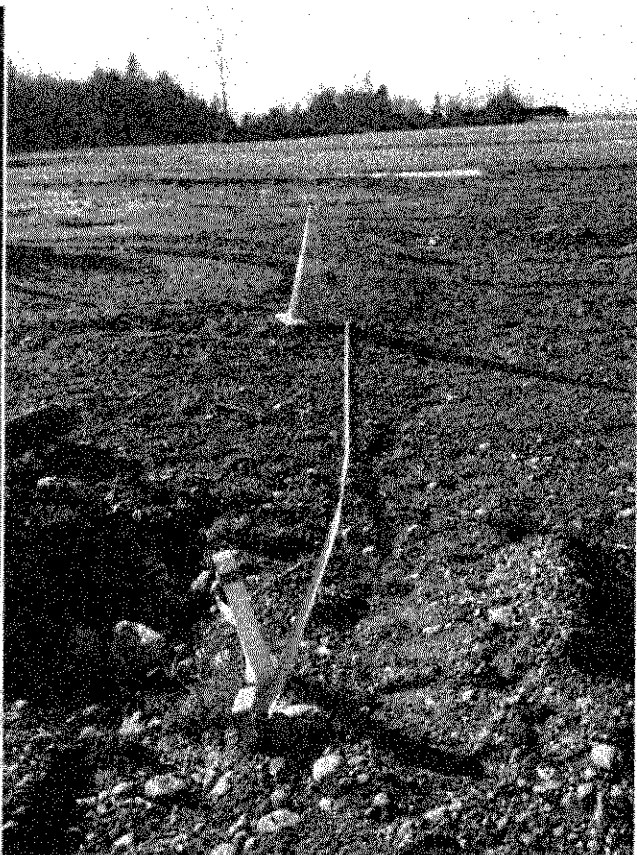
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EXHIBIT "B"



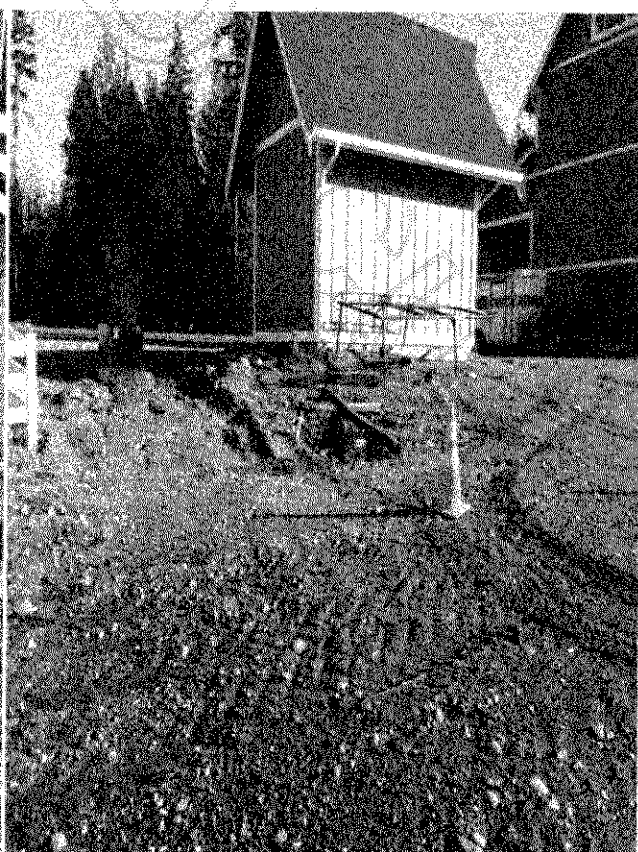
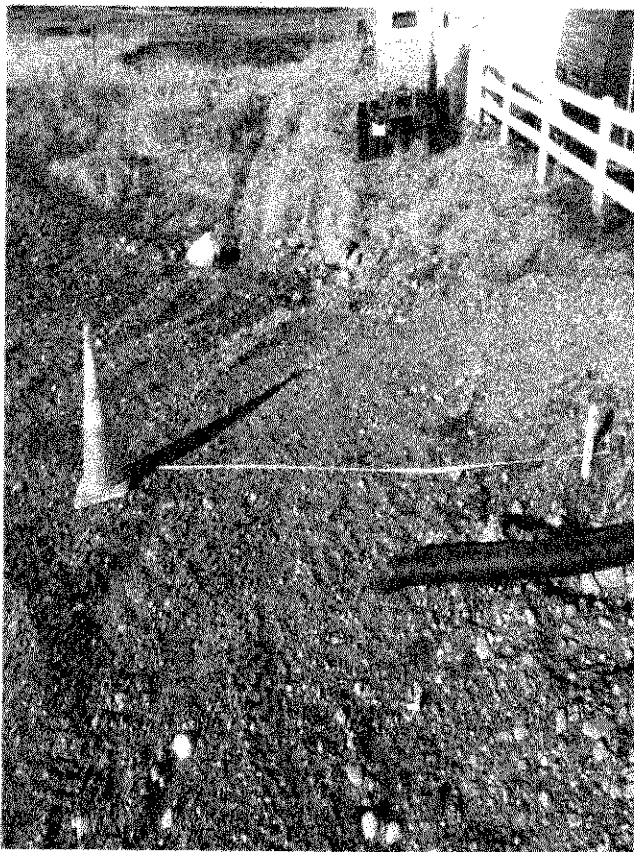
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EXHIBIT "C"



Marker $62.00'$
 $N73^{\circ}26'51''E$

Utility line 12' West "marker to cone"

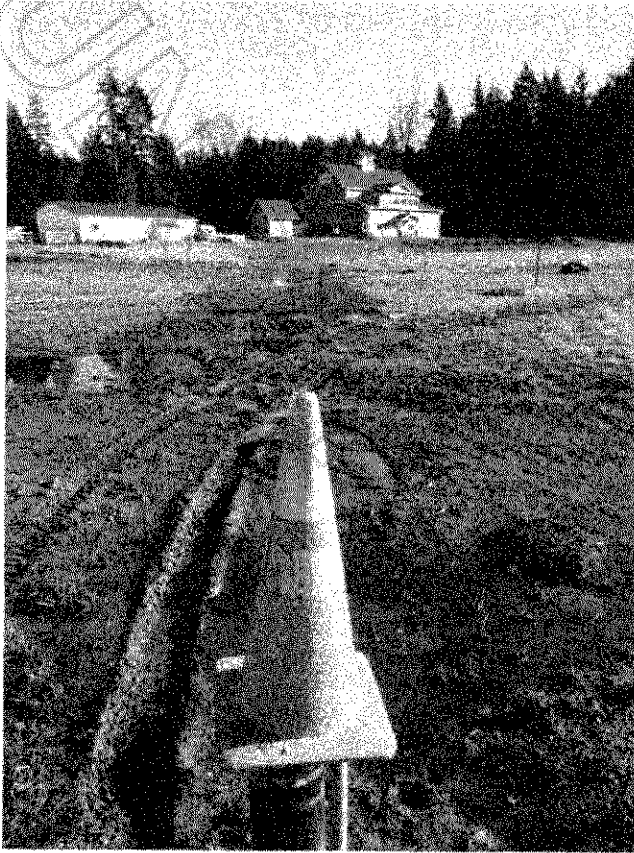


Looking North

Looking Southeast



EXHIBIT "C"



Well looking Southeast



Well tag



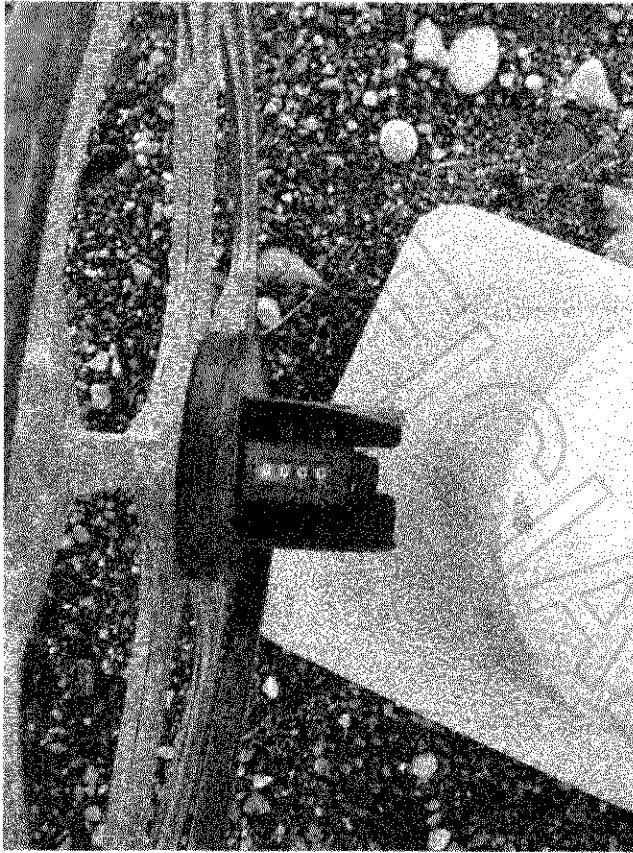
Cone near marker looking Northwest toward well



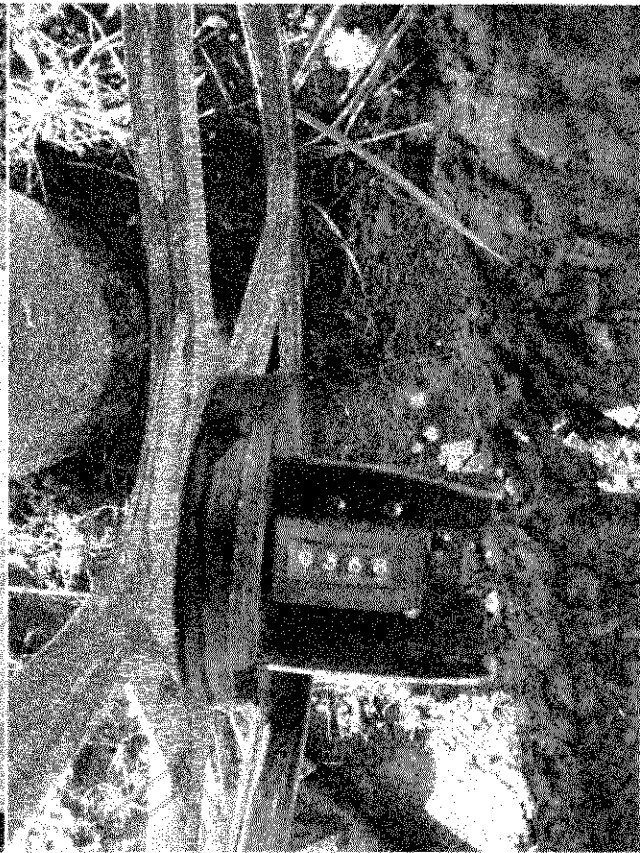
Cone near marker to cone on Well



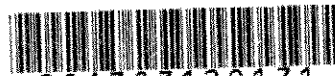
EXHIBIT "C"



Starting footage at cone near marker



Ending footage at Well from cone near marker



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