

Re Record to Add Exhibits

Document Title:

Reciprocal Easement Agreement

Reference Number: N/A

Grantor(s):

1. Corin Schneider

2. Graeme Wilson

Grantee(s):

1. Corin Schneider

2. Graeme Wilson

Abbreviated legal description:

FIDALGO CITY LOTS 1-9

☒ full legal on page(s) 2-3

☒ additional tax parcel number(s) on page 2-3

Assessor Parcel / Tax ID Number:

P73221



201401150054

Skagit County Auditor

11/15/2014 Page

1 of 17

3:17PM

\$88.00



201311210070

Skagit County Auditor

11/21/2013 Page

1 of 12

3:19PM

\$83.00

When Recorded Return to:

Mathew R. Cleverley
Fidelity National Law Group
1200 - 6th Avenue, Suite 620
Seattle, WA 98101

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 15 2014

RECIPROCAL EASEMENT AGREEMENT

Grantors: CORIN SCHNEIDER and GRAEME WILSON (Parcel P73221)
MARK MCCELLAN and CHRISTY MCCELLAN (Parcel P73227)
DONNA LEA HOUSE (Parcel P73228)
JERRY WOODHOUSE, TRUSTEE OF THE JERRY WOODHOUSE TRUST, DATED
SEPTEMBER 25, 2007 (Parcel P73303)
ERVIN S. HAWK and ANNETTE L. HAWK (Parcel P73306)
DELMAS LYLE FARRELL and ELEANOR E. FARRELL (Parcel P73228)
BANK OF THE PACIFIC (Parcel P73305)

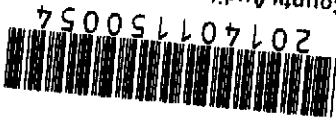
Grantees: CORIN SCHNEIDER and GRAEME WILSON (Parcel P73221)
MARK MCCELLAN and CHRISTY MCCELLAN (Parcel P73227)
DONNA LEA HOUSE (Parcel P73228)
JERRY WOODHOUSE, TRUSTEE OF THE JERRY WOODHOUSE TRUST, DATED
SEPTEMBER 25, 2007 (Parcel P73303)
ERVIN S. HAWK and ANNETTE L. HAWK (Parcel P73306)
DELMAS LYLE FARRELL and ELEANOR E. FARRELL (Parcel P73228)
BANK OF THE PACIFIC (Parcel P73305)

Amount Paid \$
By *MF* Skagit Co. Treasurer
Deputy
NOV 21 2013
Amount Paid \$
By *Mh* Skagit Co. Treasurer
Deputy

Legal Descriptions: See Paragraph 1 below for the legal descriptions of the Properties.

Reference Nos. of Documents Released or Assigned: None

This Reciprocal Easement Agreement is made and effective as of _____, 2013 by and between the above Grantors and Grantees.



Skagit County Auditor
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EASEMENT

\$88.00
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1. Property Subject to this Agreement. Grantors and Grantees are the owners of certain adjoining parcels of real property located in Skagit County, Washington. A map showing the location of the affected properties is attached as Exhibit "A." The legal description for the parcels is:

CORIN SCHNEIDER and GRAEME WILSON (Parcel P73221):

FIDALGO CITY, ACRES 1.25, LOT 1 OF SURVEY RECORDED AF# 9606240092; BEING A PORTION OF BLOCKS 171 193 192 152. LOT 1 OF SURVEY RECORDED AF# 9606240092; BEING A PORTION OF BLOCKS 171 193 192 152.

MARK MCCLELLAN and CHRISTY MCCLELLAN (Parcel P73227):

FIDALGO CITY, ACRES 1.09, LOT 2 OF A SURVEY RECORDED JUNE 24, 1996 UNDER AF# 9606240092 IN VOLUME 18 OF SURVEYS, PAGE 113, SAID SURVEY BEING A PORTION OF BLOCKS 171, 192, 193 AND "HOTEL BLOCK", MAP OF FIDALGO CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 2 OF A SURVEY RECORDED JUNE 24, 1996 UNDER AF# 9606240092 IN VOLUME 18 OF SURVEYS, PAGE 113, SAID SURVEY BEING A PORTION OF BLOCKS 171, 192, 193 AND "HOTEL BLOCK", MAP OF FIDALGO CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON.

DONNA LEA HOUSE (Parcel P73228):

FIDALGO CITY, ACRES 0.69, LOT 3 OF SURVEY RECORDED AF#9606240092, BEING A PORTION OF BLOCKS 171 192 193 152.

JERRY WOODHOUSE, TRUSTEE OF THE JERRY WOODHOUSE TRUST, DATED SEPTEMBER 25, 2007 (Parcel P73303):

FIDALGO CITY, ACRES 1.07, LOT 4 OF SURVEY RECORDED AF# 9606240092, BEING A PORTION OF BLOCKS 171 192 193 152. LOT 4 OF SURVEY RECORDED AF# 9606240092, BEING A PORTION OF BLOCKS 171 192 193 152.

ERVIN S. HAWK and ANNETTE L. HAWK (Parcel P73306):

FIDALGO CITY, ACRES 1.00, LOT 5 OF SURVEY RECORDED AF# 9606240092, BEING A PORTION OF BLOCKS 171 192 193 152. LOT 5 OF SURVEY RECORDED AF# 9606240092, BEING A PORTION OF BLOCKS 171 192 193 152.

EASEMENT



201401150054

DELMAS LYLE FARRELL and ELEANOR E. FARRELL (Parcel P73235):

FIDALGO CITY LOTS 14 THROUGH 26, BLOCK 172, TOGETHER WITH ANY
VACATED ALLEYS AND STREETS AS WOULD ATTACH TO SAID PROPERTY
BY OPERATION OF LAW, SURVEY RECORDED AF#200604070038.

BANK OF THE PACIFIC (Parcel P73305):

FIDALGO CITY, BLOCK 193, LOT 1 TO 9, ACRES 1.03, ALSO TOGETHER WITH
THE WEST 1/2 OF FAIRVIEW AVENUE, SOUTH 1/2 OF SECOND STREET AND
EAST 1/2 OF ALLEY WAY (VACATED BY OPERATION OF LAW PURSUANT TO
THE MANDATORY PROVISIONS OF LAWS OF 1889-90, CHAPTER 19, SECTION
32) ABUTTING SAID PROPERTY, PER QUIT CLAIM DEED RECORDED UNDER
AF#200607180085, ALSO TOGETHER WITH THE WEST 1/2 OF FAIRVIEW
AVENUE, SOUTH 1/2 OF SECOND STREET AND EAST 1/2 OF ALLEY WAY
(VACATED BY OPERATION OF LAW PURSUANT TO THE MANDATORY
PROVISIONS OF LAWS OF 1889-90, CHAPTER 19, SECTION 32) ABUTTING SAID
PROPERTY, PER QUIT CLAIM DEED RECORDED UNDER AF#200607180085.

2. Declaration of Road Easement. Grantors hereby grant and convey to Grantees a non-
exclusive easement for ingress and egress to and from each of the properties over the
existing roadway commonly known as Old Deception Lane Road in the approximate
location as shown on Exhibit "A" and as shown on the survey recorded on June 24, 1996
as Skagit County Instrument Number 9606240092, Volume 18 of Surveys page 113,
attached as Exhibit "B."

3. Declaration of Utility Easement. Grantors hereby grant and convey to Grantees a non-
exclusive easement for utilities in the same location as the above-described road easement.
Each Grantee must bear their own costs associated with connection to or installation of
any utilities.

4. No Interference. No party shall interfere with any other party's use of the roadway.

5. Amendment, Disputes and Attorney Fees

a. This Reciprocal Easement may only be amended or changed by the express written
consent of all of the parcel owners.

b. Any action to enforce, construe or interpret this Easement, and any dispute arising
out of this Easement shall first be submitted to mediation with the Skagit County
Dispute Resolution Center or other similar agency. No matter involving the
Easement may be brought in court until the parties have attempted to mediate in
good faith.

EASEMENT -



c. If the parties are unable to resolve the matter by mediation in good faith, or if any party refuses to mediate, then the dispute may be filed with a court. However, any party who refuses to mediate may be assessed the costs and attorney fees incurred by the other parties as a result of their refusal to mediate.

d. The prevailing party in any matter (except mediation) shall be entitled to their reasonable attorney's fees and costs.

6. No Waiver. The failure of a party to this Easement to insist upon the performance of any of the terms and conditions of this Easement shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force as if no such forbearance or waiver had occurred.

7. Benefits and Burdens of this Easement. The rights and obligations set forth herein shall insure to and be binding upon all the parties, their heirs, successors and assigns, and shall constitute an easement running with the land.

SIGNATURES APPEAR ON FOLLOWING PAGES

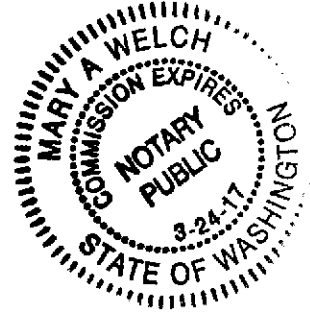


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\$88.00

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\$88.00



NOTARY PUBLIC in and for the State of Washington
Residing at L.A. Gagne
Printed Name: MARY A. Welch
My commission expires 3/24/17

GIVEN under my hand and official seal this 30 day of Oct, 2013.

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Graeme Wilson, proven upon satisfactory evidence, or to me known to be, the individuals described in and who executed the foregoing instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.

STATE OF WASHINGTON
County of Skagit Skagit
) ss.)

NOTARY PUBLIC in and for the State of Washington
Residing at Mary A. Welch
Printed Name: MARY A. Welch
My commission expires 3/24/17

GIVEN under my hand and official seal this 30 day of Oct, 2013.

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Corin Schneider, proven upon satisfactory evidence, or to me known to be, the individuals described in and who executed the foregoing instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.

STATE OF WASHINGTON
County of Skagit Skagit
) ss.)

Dated: Oct 30/13

Dated: 10/30/13

Graeme Wilson

Corin Schneider

Parcel P73221 Owners

Parcel P73227 Owners

Mark McClellan

Christy McClellan

Dated: 10-31-13

Dated: 10/30/13

STATE OF WASHINGTON

County of Skagit

)
) ss.
)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Mark McClellan**, proven upon satisfactory evidence, or to me known to be, the individuals described in and who executed the foregoing instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31 day of OCT, 2013.

NOTARY PUBLIC in and for the State of WA

Residing at 1417 Vernon

My commission expires 2/28/2016

Printed Name: Anthony Sanchez

STATE OF WASHINGTON

County of Skagit

)
) ss.
)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Christy McClellan**, proven upon satisfactory evidence, or to me known to be, the individuals described in and who executed the foregoing instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30 day of OCTOBER, 2013.

NOTARY PUBLIC in and for the State of WASHINGTON

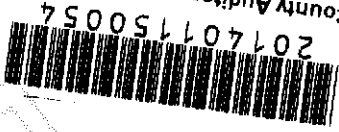
Residing at ANACOSTA

My commission expires 05-21-2017

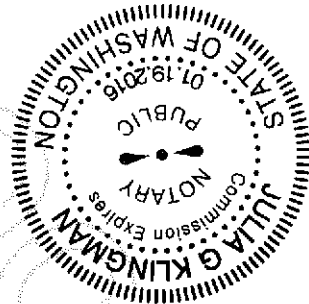
Printed Name: Robin Moore



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\$88.00



NOTARY PUBLIC in and for the State of Washington
Residing at Anacortes
My commission expires 11/12/16
Printed Name: Julia G Klingman



GIVEN under my hand and official seal this 23 day of October, 2013.

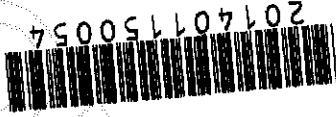
On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Donna Lea House, proven upon satisfactory evidence, or to me known to be, the individuals described in and who executed the foregoing instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.

STATE OF WASHINGTON
)
) ss.
)
County of Skagit

Parcel P73228 Owners
Donna Lea House
Donna Lea House

Dated: 10-23-13

Skagit County Auditor
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\$88.00



Robin Moore
NOTARY PUBLIC in and for the State of WASHINGTON
Residing at ANAPAQUETS
My commission expires 05-21-2017
Printed Name: ROBIN MOORE

GIVEN under my hand and official seal this 24th day of OCTOBER, 2013.

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jerry Woodhouse, Trustee of the Jerry Woodhouse Trust, Dated September 25, 2007, proven upon satisfactory evidence, or to me known to be, the individuals described in and who executed the foregoing instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.

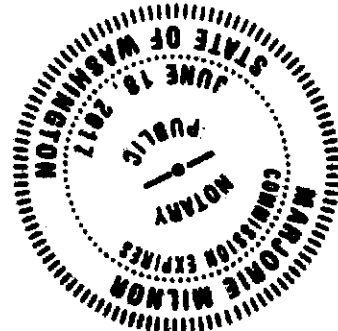
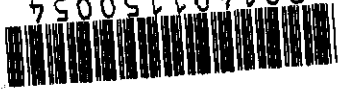
STATE OF WASHINGTON
County of Skagit
)
) ss.
)

Jerry Woodhouse, Trustee of the Jerry
Woodhouse Trust, Dated September 25, 2007

Dated: 10/24/2013

Parcel P73303 Owners

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NOTARY PUBLIC in and for the State of Washington
Residing at Mount Vernon WA
My commission expires 6/18/17
Printed Name: Manonrie B Milnon

GIVEN under my hand and official seal this 28 day of OCT, 2013

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Annette L. Hawk, proven upon satisfactory evidence, or to me known to be, the individuals described in and who executed the foregoing instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.

County of Skagit

)
) ss.
)

NOTARY PUBLIC in and for the State of Washington
Residing at Mount Vernon WA
My commission expires 6/18/17
Printed Name: Manonrie B Milnon

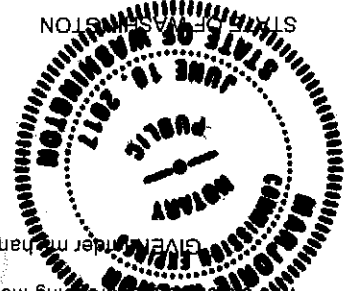
GIVEN under my hand and official seal this 28 day of OCT, 2013

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ervin S. Hawk, proven upon satisfactory evidence, or to me known to be, the individuals described in and who executed the foregoing instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.

County of Skagit

)
) ss.
)

STATE OF WASHINGTON



Annette L. Hawk

Ervin S. Hawk

Parcel P73306 Owners

Dated: 10/28/2013

Dated: 10/28/2013

Parcel P73235 Owners

Delmas Lyle Farrell
Dated: 10/22/13
Eleanor E. Farrell
Dated: 10/22/13

Dated: 10/22/13
Dated: 10/22/13

STATE OF WASHINGTON

County of Skagit

)
) ss.
)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Delmas Lyle Farrell, proven upon satisfactory evidence, or to me known to be, the individuals described in and who executed the foregoing instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.



32nd day of OCTOBER, 2013.

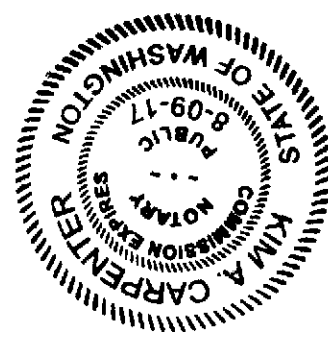
Kim A. Carpenter
NOTARY PUBLIC in and for the State of WASHINGTON
Residing at Mount Vernon
My commission expires 08/09/17
Printed Name: Kim A. Carpenter

STATE OF WASHINGTON

County of Skagit

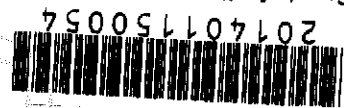
)
) ss.
)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Eleanor E. Farrell, proven upon satisfactory evidence, or to me known to be, the individuals described in and who executed the foregoing instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.



32nd day of OCTOBER, 2013.

Kim A. Carpenter
NOTARY PUBLIC in and for the State of WASHINGTON
Residing at Mount Vernon
My commission expires 08/09/17
Printed Name: Kim A. Carpenter



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Parcel P73305 Owners

Dated: 11-18-13

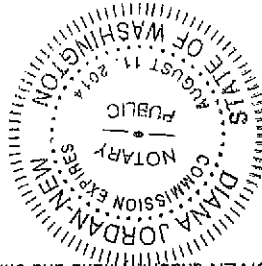
Bank of the Pacific
By: David T. Engels
His: SVT

STATE OF WASHINGTON
County of Skagit
) ss

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David T. Engels, proven upon satisfactory evidence, or to me known to be, the Bank of the Pacific of Bank of the Pacific and who declared that s/he was authorized to execute the foregoing instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of Nov, 2013.

Diana Jordan-Nem
NOTARY PUBLIC in and for the State of WASHINGTON
Residing at Woodstock, WA
My commission expires 8/11/2014
Printed Name: Diana Jordan-Nem



201401150054

EXHIBIT A



Old Deception Mill
Lane

Highway 20

Schneider-Wilson -
Parcel P73221

Farrell
Parcel P73235

McClellan
Parcel P73227

House
Parcel P73228

Bank of Pacific
Parcel P73305

Woodhouse
Parcel P73303

Hawk
Parcel P73306

0 133ft

Includes natural & space imaging LLC

201401150054



EXHIBIT B



201401150054

S	Date	5 / 1996	Doc No.
S	Score	1 st = 100%	Sheet 1 of 1

Recorded in Auditor's File Number 930618004
Lots 10, 11, 12, and 13 in Block 193, and to
in Block 192, Map of Fidalgo City, according
County, Washington, as described in Deed Rec
File Number 9503230065.
Lots 1 to 13, inclusive, Block 171, Map of Fid
plot recorded in Volume 2 of Plats, page 114
Skagit County. Also, That portion of the fol
tract lying Southerly of the State Highway.
The West 280 feet of that certain unnumbered
which is bounded on the West by Fairview Av
Fidalgo Avenue, on the North by Fourth Street
recorded in Volume 2 of Plats, page 114, rec
as described in Deed Recorded in Auditor's F
All streets and alleys vacated by Section 32,
of the Laws of 1889-1890.
Layout of street intersections based upon rat
Streets given full widths and block proportion
road right of ways.

Block 174
Block 172
Block 170
Block 153
Block 193
Block 189

Ernie Avenue
Second St
Third Street
Fairview Avenue
Hwy 100 (Old Hwy 1-D & 525)

Parcel P73228
Parcel P73227
Parcel P73226
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