



201404240111

Skagit County Auditor

\$75.00

4/24/2014 Page

1 of

4 3:47PM

AFTER RECORDING MAIL TO:

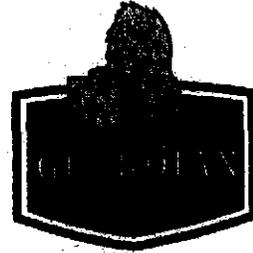
Name _____

Address _____

City / State _____

Document Title(s): (or transactions contained therein)

- 1. *LETTEL*
- 2.
- 3.
- 4.



Reference Number(s) of Documents assigned or released:

Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

- 1. *PAT SENATORZ*
- 2.
- 3.
- 4.

5. Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

- 1. *BRANDON BRADSHAW*
- 2.
- 3.
- 4.

5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

15-34-03 SENE

Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

P 22004

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

March 5, 2014

Brandon Bradshaw
14260 Beaver Marsh Road
Mount Vernon, WA 98273

Dear Mr. Bradshaw:

I have spent some time reviewing your January 13, 2014 letter in response to my earlier letters regarding the easement width and location. I remain concerned about your fences and gates and desire that you move them to comply with the 30-foot easement as set forth in the will of Hilda Allquist. Said will clearly reads: "which easement would follow the edge of the slough", and is correctly shown on the Survey made on behalf of Bob Allquist in 1993 and recorded as Auditor's File No. 9308030059 long before your purchase.

In regards to your specific comments:

I did not have to talk with you in the last five years about the situation though contrary to your last comment I have driven through from time to time. Thus I know from personal usage, that said fence and gates as constructed are an obstacle for larger farm equipment which is the reason that I desire that the fence be moved.

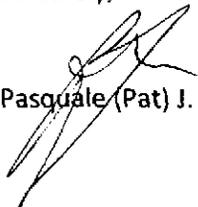
I stongly disagree with your contention that the easement "begins specifically on the centerline of the School House slough", as quoted above it specifically begins at the edge of the slough.

I am glad to know that you apparently discussed the issue with the Dike District prior to building the fence but you did not consult with me about my easement rights and the Dike District cannot speak for me.

You are correct that I have another easement to my house but I have rights to this 30-foot easement over your property which I need to use primarily for larger farm equipment, which rights I do not wish to relinquish.

Therefore, please rebuild your fence and/or gates in such a way as I can fully utilize the full 30-foot wide easement that I'm entitled to use.

Sincerely,


Pasquale (Pat) J. Senatore



201404240111

Skagit County Auditor

\$75.00

4/24/2014 Page

2 of

4

3:47PM

FEB 16 1993

OF

HILDA GERTRUDE ALLQUIST

Shirley Marie Johnson, Co. Clerk
By *[Signature]* Deputy

93-4-47-2

I, HILDA GERTRUDE ALLQUIST, residing at Mount Vernon, Skagit County, Washington, declare this to be my Last Will and revoke all former Wills and Codicils.

ARTICLE I

Identification of Beneficiaries

I declare that I am a widow and that I have two (2) children, namely, ROBERT L. ALLQUIST and DORIS KING.

ARTICLE II

Specific Devise and Bequest

I devise and bequeath my home and household furniture and furnishings to my son, ROBERT L. ALLQUIST, or if he fail to survive me, then to his daughter, CYNTHIA ANN HOSTTLER.

My home is defined as a portion of the real property which I now own situate in the Northeast quarter of Section 15, Township 34 North, Range 3 E.W.M., situate in Skagit County, Washington. The home property would be that portion of the East 300 feet, measured from the center line of the road, lying southerly of the center line of the slough on the North side of the property. This devise is subject to a non-exclusive easement over and across the northerly 30 feet of the East 300 feet, which easement would follow the edge of the slough and be for ingress and egress for the remainder of the home place property.

ARTICLE III

Devise and Bequest of Residue

The residue of my estate I devise and bequeath equally to my son, ROBERT L. ALLQUIST, and my daughter, DORIS KING. If either of my children be deceased, the share to which such deceased child would be entitled shall be distributed to his or her children by right of representation.

ARTICLE IV

Appointment of Personal Representative

I nominate my son, ROBERT L. ALLQUIST, as sole executor of this, my Last Will and Testament, or if he be unable or declines to act, then my daughter, DORIS KING, as sole executrix. Any named executor or executrix is authorized to

Testatrix's Initials H. G. A.

Date May 23 1983



January 13, 2014

Pasquale J. Senator, Jr.
P.O. Box 2272
Mount Vernon, WA 98273

Dear Mr. Senator:

I am in receipt of your letters, both of which are dated October 22, 2013, but I did not receive the second one until December 5, 2013.

First of all my fence has been in place for almost five years and never once have you said anything about it.

I am well aware of the thirty foot non exclusive easement on the Northern portion of my property which by the way begins specifically on the centerline of the School House Slough, per Exhibit A of my deed and per the Will of Mrs. Allquist, not thirty feet from the bank. The survey notes that as well, however after researching it, the drawing on the survey you provided is incorrect.

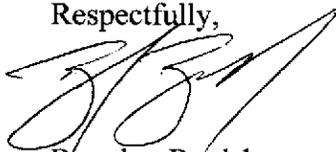
Prior to installing my fence I consulted with and had the dike district come out and inspect the area to make sure my fence would not interfere with the non exclusive easement. I was assured by them it would not.

All information not only provided by you, but what I have researched and had reviewed, clearly shows that my fence does not interfere with the easement.

Therefore, I find it interesting that you of all people who has access to your property from your own driveway should hassle me. You have not in the entire time I have lived here used the easement and most likely never will.

I am hopeful this letter concludes any issue over the non exclusive easement.

Respectfully,



Brandon Bradshaw



201404240111

Skagit County Auditor

\$75.00

4/24/2014 Page

4 of

4 3:47PM