



201405210050

Skagit County Auditor

\$75.00

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When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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### ***Declaration of Easement for Ingress, Egress & Utilities***

**Grantor:** Caldwell Family Sky Island LLC

**Grantee:** Caldwell Family Sky Island LLC

**Legal Description:** ptn Lots A & C, Short Plat PL-06-1045

**Assessor's Property Tax Parcel or Account Nos.:** P125950; P127487; P127546

**Reference Nos of Documents Assigned or Released:** N/A

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THIS DECLARATION OF EASEMENT, is made this 21<sup>st</sup> day of MAY, 2014, by Caldwell Family Sky Island LLC, the owner of the real property described herein.

Grantor does hereby declare the existence of non-exclusive easements for ingress, egress and utilities, over, across under and through the parcel of real property described in the attached Exhibit A, and impose the same as an appurtenance thereto. A map showing the area of the easements is also attached as Exhibit B.

The easements herein granted shall be deemed effective either (1) as a reservation of easement for the dominant estate upon the conveyance by Grantor, including a transfer by operation of law, of either or both of the servient properties, or (2) as an affirmative grant of easement over the servient estate upon the conveyance by Grantor, including a transfer by operation of law, of either or both of the dominant properties. The easements shall have no force and effect so long as both the dominant and servient estates are in common ownership.

The costs of reasonable maintenance of the roadway, as the same was or may be initially constructed, shall be shared equally by the owners of the two servient parcels. The roadway shall not be gated or blocked absent written agreement of the said owners.

DATED: MAY 21, 2014

CALDWELL FAMILY SKY ISLAND LLC

*Easement*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 21 2014

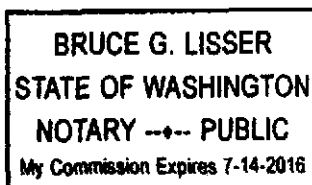
By: [Signature]  
Donald Caldwell, Manager/ Member

Amount Paid \$ 0  
Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON )  
(ss.  
COUNTY OF SKAGIT )

On this 21<sup>st</sup> day of MAY, 2014, before me personally appeared Donald Caldwell, to me known to be a manager or member of Caldwell Family Sky Island LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]  
NOTARY PUBLIC in and for the State of Washington,  
residing at Monte Vista  
My commission expires: 7-14-16  
Name: Bruce G. Lisser



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### Exhibit "A"

A 50.00 foot wide easement for ingress, egress and utilities, over under and across a portion of Lot A, Skagit County Short Plat No. PL-06-1045, approved March 20, 2008 and recorded March 20, 2008 under Skagit County Auditor's File No. 200803200111, being a portion of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., for the benefit of Lot C of said Short Plat No. PL-06-1045 said easement being 30.00 feet left (Northeasterly and Easterly) and 30.00 feet right (Southwesterly and Westerly) of the following described line:

BEGINNING at the Northwest corner of said Lot A, Skagit County Short Plat No. 06-1045, also being the centerline of Sky Island Lane, as shown on the face of said Short Plat No. PL-06-1045;  
thence South 75°41'16" East for a distance of 19.23 feet to a point of curvature;  
thence along the arc of said curve to the right, concave to the Southwest, having a radius of 150.00 feet, through a central angle of 75°40'56", an arc distance of 198.14 feet to a point of tangency;  
thence South 0°00'20" East for a distance of 87.57 feet;  
thence South 11°13'35" East for a distance of 121.66 feet;  
thence South 13°41'06" West for a distance of 116.06 feet;  
thence South 29°20'01" West for a distance of 14.90 feet to a point hereafter referred to as Point X;  
thence continue South 29°20'01" West for a distance of 50.00 feet to the terminus of said centerline.

A 20.00 foot wide easement for ingress, egress and utilities over under and across a portion of said Lot A, Skagit County Short Plat No. PL-06-1045, said easement being for the benefit of Lot C of said Short Plat No. PL-06-1045 being 10.00 feet left (Northeasterly) and 10.00 feet right (Southwesterly) of the following described line:

BEGINNING at the aforementioned Point X;  
thence South 45°56'45" East for a distance of 44.26 feet;  
thence South 35°17'58" East for a distance of 99.90 feet;  
thence South 46°06'15" East for a distance of 23.62 feet;  
thence South 64°42'39" East for a distance of 28.80 feet;  
thence South 65°46'19" East for a distance of 32.46 feet, more or less, to the East line of said Lot A, also being the West line of said Lot B, at a point bearing South 0°41'43" East a distance of 21.69 feet from the Northwest corner of said Lot C and being the terminus of said line.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

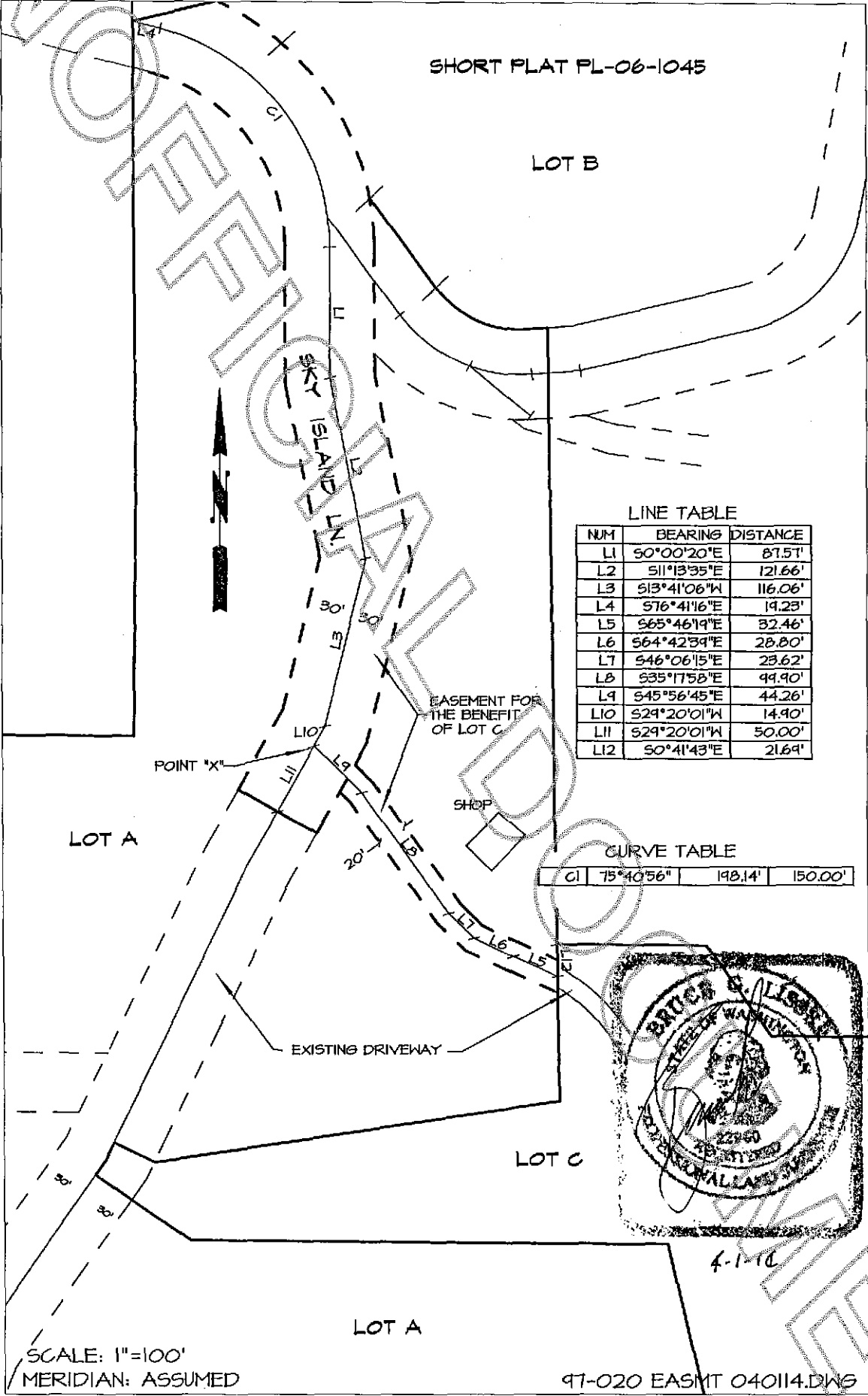
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EXHIBIT "B"



LISSE & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442

