



201406020117

Skagit County Auditor

\$75.00

6/2/2014 Page

1 of

4 2:09PM

WHEN RECORDED RETURN TO:

Douglas L. Small  
8817 Bowdoin Way  
Edmonds, WA 98026

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

**DOCUMENT TITLE:** EASEMENT

*Easement*  
JUN 02 2014

**GRANTOR:** 1. Ballsmider, Thad H.

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

**GRANTEES:** 1. Small, Douglas L.  
2. Small, Heather A.

**LEGAL DESCRIPTION:** S7, T34N, R2E, PTN of GL4

**ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER:** 340207-0-006-0005  
P20045

**EASEMENT**

WHEREAS, Thad H. Ballsmider, a single person, is the owner of the following described property:

Parcel A.

All the portion lying North of the County Road of the West 225 feet of the East 450 feet of Lot 4, Section 7, Township 34 North, Range 2 East of the Willamette Meridian; Except the North 150 feet.

Together with the mutual Easement Agreement recorded under Skagit County Auditor's No. 200308220158.

Subject to the Road Maintenance Agreement recorded under Skagit County Auditor's No. 200606230105.

Situated in Skagit County, Washington.

Tax Account No.: 340207-0-006-0005

AND WHEREAS, Douglas L. Small and Heather A. Small, husband and wife, are the owners of the following described property:

Parcel B.

That portion of Government Lot 4, Section 7, Township 34 North, Range 2 East, W.M., Skagit County, Washington, lying northerly of the Campbell Lake Road, described as follows:

The East 225 feet of Government Lot 4 lying north of Campbell Lake Road.

TOGETHER WITH, the North 150.00 feet of the West 225.00 feet of the East 450.00 feet of said Government Lot 4, Section 7, Twonship 34 North, Range 2 East, W.M., Skagit County, Washington.

ALSO TOGETHER WITH the mutual Easement Agreement recorded under Skagit County Auditor's File No. 200606230105

Subject to the Road Maintenance Agreement recorded under Skagit County Auditor's No. 200606230105.

Situate in County of Skagit State of Washington.

Tax Account No. 340207-0-005-0006

AND WHEREAS, for mutual benefits derivied, the owner of Parcel A hereby conveys and grants to the owners of Parcel B, a nonexclusive perpetual easement for ingress, egress and utilities, over, under and across Parcel A more particularly described as follows:



A. Easement Area.

1. The West 20 feet of the North 324 feet, more or less, of Parcel A, lying northerly of the Cul-de-Sac, extending to the north property line, as set forth on Exhibit "A" to the Mutual Easement Agreement recorded under Skagit County Auditor's No. 200308220158.

NOW, THEREFORE, the above described owners, for mutual benefits derived, do hereby agree and covenant to the following Maintenance Agreement:

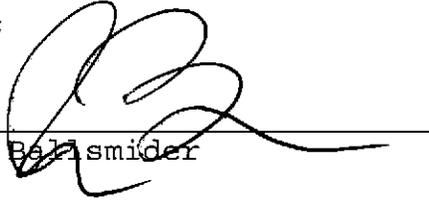
A. Maintenance Provisions.

1. It is agreed that all maintenance, repair, improvement, replacement and/or rebuilding of the road or utilities within the 20 foot easement of Parcel A, shall be the obligation and responsibility of the owners of Parcel B and their successors and/or assigns.

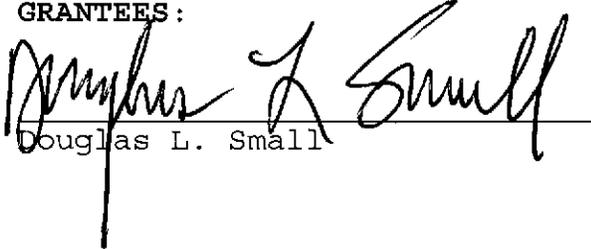
THIS AGREEMENT is binding upon the present owners, their successors and assigns and is intended to run perpetual with the land.

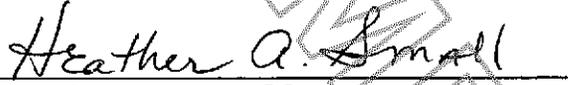
AGREEMENT made this 30th day of May, 2014.

GRANTOR:

  
\_\_\_\_\_  
Thad H. Balsmider

GRANTEES:

  
\_\_\_\_\_  
Douglas L. Small

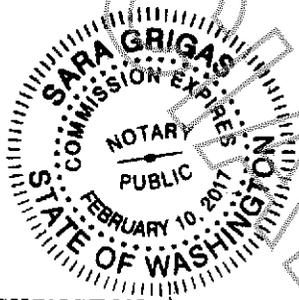
  
\_\_\_\_\_  
Heather A. Small



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 30th day of May, 2014, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **THAD H. BALLSMIDER**, to me known to be the individual who executed the foregoing **EASEMENT** and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

**WITNESS** my hand and official seal hereto affixed the day and year first above written.

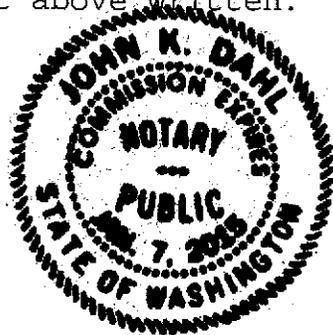


  
Sara Grigas  
NOTARY PUBLIC in and for the  
State of Washington.  
My Commission Expires: 2/10/17

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 30th day of May, 2014, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **DOUGLAS L. SMALL and HEATHER A. SMALL**, to me known to be the individuals who executed the foregoing **EASEMENT** and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

**WITNESS** my hand and official seal hereto affixed the day and year first above written.



  
John K. Dahl  
NOTARY PUBLIC in and for the  
State of Washington.  
My Commission Expires: 1/7/15

