

When recorded return to:
Dorine Skordahl
Chicago Title Insurance Company
1111 Main Street, Suite 200
Vancouver, WA 98660



Skagit County Auditor \$75.00
8/5/2014 Page 1 of 4 1:36PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

1111 Main Street, Suite 200
Vancouver, WA 98660

Escrow No.: 622-52127

CHICAGO TITLE
620018650

DOCUMENT TITLE(S)

Exclusive Easement in Gross

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

PNC Bank, National Association

Additional names on page _____ of document

GRANTEE(S)

Swartz, Thomas and Elizabeth

Additional names on page _____ of document

TRUSTEE

to the public

ABBREVIATED LEGAL DESCRIPTION

PTN SW SE, 30-35-06

Complete legal description is on page 2 of document

TAX PARCEL NUMBER(S)

P422111 and P116914

Additional Tax Accounts are on page _____ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

AFTER RECORDING RETURN TO:
PNC Asset Resolution Team
KEO Services
7681 Tyler's Place Blvd.
West Chester, OH 45069

EXCLUSIVE EASEMENT IN GROSS

The GRANTOR, PNC Bank, National Association, of 7681 TYLERS PLACE BLVD, WEST CHESTER OH 45069 (address), for and in consideration of one dollar and other good and valuable consideration in hand paid, grants and conveys to the GRANTEES, Thomas Swartz and Elizabeth Swartz, an EXCLUSIVE Easement in Gross TEMPORARILY allowing for an encroachment of said Grantees' shop/outbuilding over, on and across the below described real estate (BURDENED PROPERTY):

The Southwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 6 East, W.M., EXCEPT the South 378 feet thereof. Situate in the County of Skagit, State of Washington. (P42111)

Said Easement for encroachment is LIMITED HOWEVER, to the following portion of the above described Burdened Property:

Commencing at the Northwest corner of the South 378 feet of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 6 East, W.M.; thence South 88 degrees 39 minutes 35 seconds East along the North line of said South 378 feet, a distance of 559.82' to the point of beginning of this description, thence North 04 degrees 01 minute 30 seconds East, a distance of 31.88'; thence North 49 degrees 01 minute 30 seconds East, a distance of 41.42'; thence South 85 degrees 58 minutes 30 seconds East, a distance of 101.55'; thence South 40 degrees 58 minutes 30 seconds East, a distance of 41.42'; thence South 04 degrees 01 minute 30 seconds West, a distance of 24.38' to the North line of said South 378 feet; thence North 88 degrees 39 minutes 35 seconds West, a distance of 160.31' to the point of beginning of this description, and containing 8,336 square feet or 0.19 acre, more or less, the same being shown on Exhibit "A" attached hereto.

Said Exclusive Easement in Gross being given to benefit the below described real estate (BENEFITING PROPERTY):

The South 378 feet of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 6 East, W.M. Situate in the County of Skagit, State of Washington. (P116914)

The party hereto affirms that the easement conferred hereby is NOT intended to, and does NOT, constitute covenants that will run with the land of the Burdened Property and shall NOT benefit the respective Grantees' heirs, successors and assigns. Said Easement will terminate upon the Grantees' sale or otherwise loss of Benefiting Property and said encroachment will have to be remedied by Grantees, Grantees' heirs, successors and assigns upon the occurrence of the same and at said Grantees, Grantees' heirs, successors and assigns' own expense.

Dated this 31st day of JULY, 2014.

Mauricio J. Garcia
SIGNATURE

Mauricio J. Garcia, Officer
PRINTED NAME & TITLE PNC Bank, National Association

PRINTED COMPANY NAME

STATE OF OHIO)) ss.
COUNTY OF BUTLER)

ON THIS day of 31st, 2014, before me, personally appeared MAURICIO J. GARCIA who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the Instrument the person, or the entity upon behalf of which the person acted, executed the Instrument.

Jerrian Bruns
NOTARY PUBLIC

My Commission Expires:



JERRIANN BRUNS
Notary Public, State of Ohio
My Commission Expires
February 28, 2015



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
AUG 05 2014
Amount Paid \$
Skagit Co. Treasurer
By Mauricio Deputy

EXHIBIT "A"

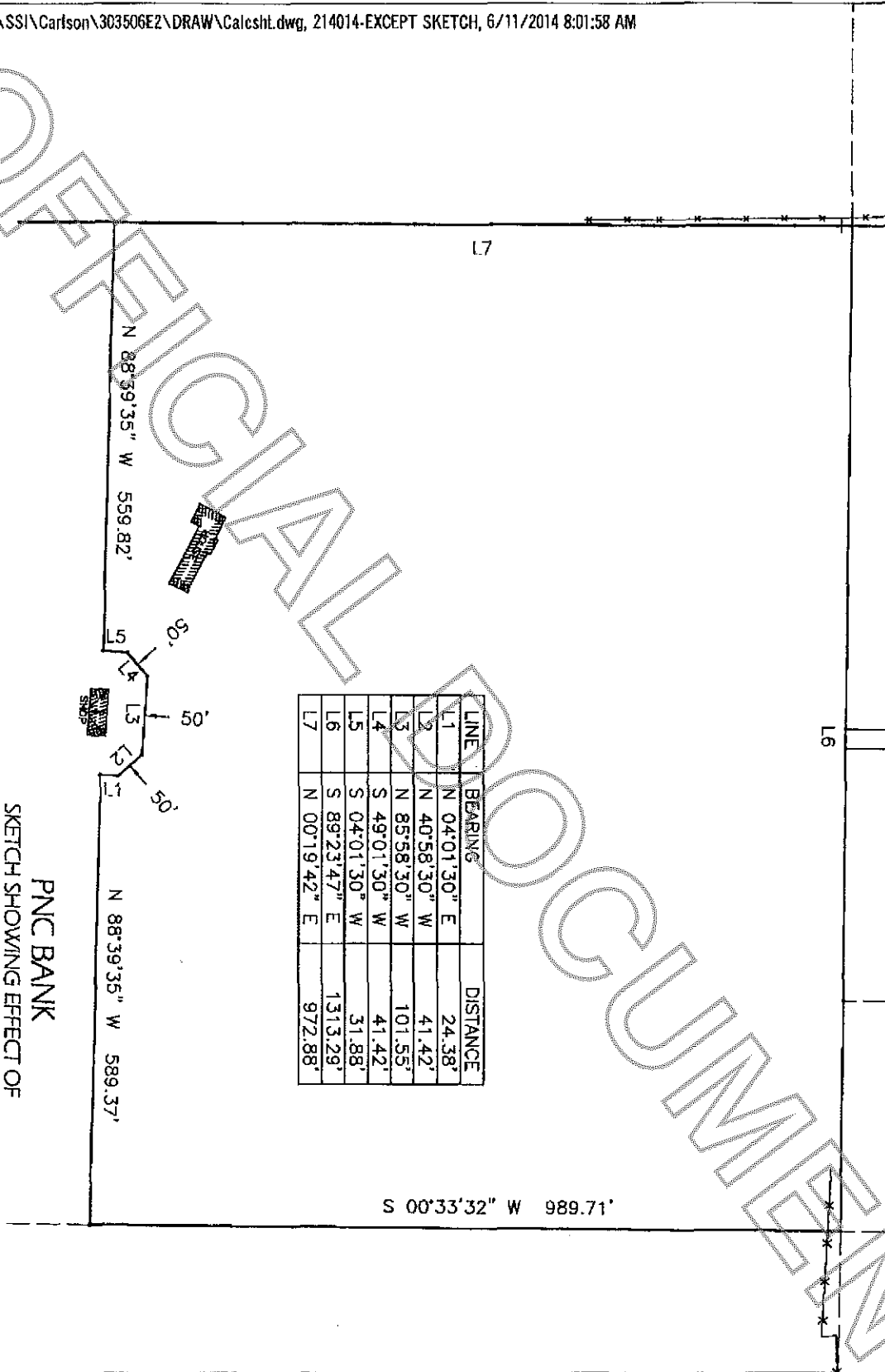
P:\SS\Carlson\303506E2\DRAW\Calcsht.dwg, 214014-EXCEPT SKETCH, 6/11/2014 8:01:58 AM

Skagit Surveyors and Engineers
806 Metcalf St., Sedro-Woolley, WA 98284

360.855.2121

PNC BANK
SKETCH SHOWING EFFECT OF
EXCEPTION FOR SHOP BUILDING
IN SW 1/4 OF SE 1/4 OF SECTION 30,
TWP 35N., RNG 6E, W/M.

JN 214014
11JUN14



LINE	BEARING	DISTANCE
L1	N 04°01'30" E	24.38'
L2	N 40°58'30" W	41.42'
L3	N 85°58'30" W	101.55'
L4	S 49°01'30" W	41.42'
L5	S 04°01'30" W	31.88'
L6	S 89°23'47" E	1313.29'
L7	N 00°19'42" E	972.88'



201408050054

Skagit County Auditor

\$75.00

8/5/2014 Page

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4 1:36PM

Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.ssecorsultants.com

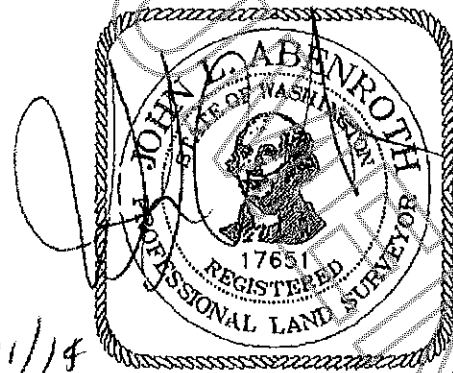
LEGAL DESCRIPTION
FOR
PNC BANK
OF
SHOP EXCEPTION TRACT

June 10, 2014

Commencing at the northwest corner of the south 378 feet of the southwest quarter of the southeast quarter of Section 30, Township 35 North, Range 6 East, W.M.; thence S 88°39'35"E along the north line of said south 378 feet, a distance of 559.82' to the point of beginning of this description; thence N 04°01'30"E, a distance of 31.88'; thence N 49°01'30" E a distance of 41.42'; thence S 85°58'30" E, a distance of 101.55'; thence S 40°58'30"E, a distance of 41.42'; thence S 04°01'30"W, a distance of 24.38' to the north line of said south 378 feet; thence N 88°39'35"W, a distance of 160.31' to the point of beginning of this description.

Containing 8,336 square feet or 0.19 acres.

6/11/14



201408050054