

When Recorded Return To:

Lake Campbell Investments, LLC
13955 Donnell Road
Anacortes, WA 98221



201501080046

Skagit County Auditor

\$78.00

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**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Easement
JAN 08 2015

Document Title: EASEMENT

Grantor: JOYCE ARLENE IVERSON

Amount Paid \$ /
Skagit Co. Treasurer
By *nam* Deputy

Grantees: LAKE CAMPBELL INVESTMENTS, LLC

Abbreviated Legal Description & Assessor's Tax/Parcel Numbers of Affected Parcels:

IVERSON PROPERTY: THAT PORTION OF GOVERNMENT LOT 1 DEFINED AS FOLLOWS: BEGINNING AT THE NW CORNER OF GOVERNMENT LOT 1; THENCE SOUTH 400 FEET; THENCE EAST 665.24 FEET TO TRUE POINT OF BEGINNING; THENCE SOUTH 400 FEET; THENCE WEST 150 FEET; THENCE NORTH 400 FEET; THENCE EAST TO POINT OF BEGINNING (Tax/Parcel No. 340113-2-002-0100 / P110590).

LAKE CAMPBELL INVESTMENTS, LLC PROPERTY:

O/S#210 AF#800306 1975 LOT 1 LESS FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NW CORNER OF GOVERNMENT LOT 1; THENCE SOUTH 400 FEET; THENCE EAST 665.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 400 FEET; THENCE WEST 150 FEET; THENCE NORTH 400 FEET; THENCE EAST TO POINT OF BEGINNING. ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING 1600 FEET EAST OF THE NW CORNER OF SECTION 13; THENCE EAST ALONG THE LINE OF THE FENCE ABOUT 460 FEET TO MEAN LINE OF LAKE CAMPBELL; THENCE SOUTHWESTERLY ALONG SAID LINE TO A POINT SOUTH OF POINT OF BEGINNING; THENCE NORTH TO BEGINNING. ALSO EXCEPT SHORELAND ADJACENT. ALSO EXCEPT THE WEST 330 FEET OF THE NORTH 660 FEET. ALSO EXCEPT ROAD (Tax/Parcel No. 340113-2-002-0002 / P19317)

O/S#210 AF#800306 1975 PORTION GOVERNMENT LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 1; THENCE SOUTH 400 FEET; THENCE EAST 665.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 200 FEET; THENCE EAST 300 FEET MORE OR LESS TO SHORELINE OF LAKE CAMPBELL; THENCE NORTHEASTERLY ALONG SHORELINE TO A POINT EAST OF POINT OF BEGINNING; THENCE WEST 300 FEET MORE OR LESS TO THE POINT OF BEGINNING (Tax/Parcel No. 340113-2-014-0008 / P19328).

Additional Legal Descriptions on Pages 4-5.

EASEMENT

The Grantor, JOYCE ARLENE IVERSON, as her separate property, grants to the Grantee, LAKE CAMPBELL INVESTMENTS, LLC, a Washington Limited Liability Company, the easement described below.

RECITALS

1. JOYCE ARLENE IVERSON, as her separate property ("Iverson") is the owner of land situated in Skagit County, Washington, hereafter referred to as "the Iverson Property", legally described on Exhibit A, below.

2. LAKE CAMPBELL INVESTMENTS, LLC, a Washington Limited Liability Company ("LCI") is the owner of land situated in Skagit County, Washington, hereafter referred to "the LCI Property" and legally described on Exhibit A, below.

GRANT OF EASEMENT

4. Iverson grants to LCI a non-exclusive perpetual easement ("the Easement") for ingress, egress, maintenance, and utility access to and from all portions of the LCI Property over, under, and above that portion of the Iverson Property that is delineated as "Access, Utility & Drainage Easement" on the face of Short Plat PL14-0304, recorded under Skagit County Auditor's File No. 201501080038. The precise location of the land subject to the Easement shall be determined with reference to the true centerline of the existing driveway therein located, as it exists on the date this document is executed. The width of the Easement area in any given location shall be determined in accordance with the distances called out on the Short Plat Map, which are perpendicular distances from the driveway centerline to the edge of the easement area. North of the cul-de-sac on the Plat Map, the Easement zone extends 12.5 feet perpendicularly on each side of the centerline, and South of the cul-de-sac it extends 10 feet on each side of the centerline. At the cul-de-sac depicted on the Iverson property, the easement area has a 35-foot radius centered on the true centerpoint of the existing cul-de-sac.

5. The rights of LCI to use the land subject to the Easement shall be limited to the right of ingress and egress to and from the various portions of the LCI Property by the lawful owners and occupants of those properties, their guests, and their business invitees, the right to continually maintain the existing driveway in the Easement area and to construct an extension of the driveway to the portion of the LCI property lying in a Southerly and Easterly direction from the Iverson property (depicted as Lot 2 on Short Plat PL14-0304) and continually maintain that extension, and the right to install and maintain utility lines servicing the LCI property. Iverson shall not interfere with these rights to ingress, egress, and utility access, but otherwise Iverson shall not be restricted as to her rights to use of the land subject to this Easement, including but not limited to her use of the same corridor for ingress, egress, maintenance, and utilities.

6. These Easement rights are appurtenant to the LCI Property as described herein (including any subdivisions thereof created through the short platting process), binding upon the Iverson property, and shall run with the land and bind and inure to the benefit of the respective heirs, successors, and assigns of the parties.


JOYCE ARLENE IVERSON

11-3-14
Date



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STATE OF WASHINGTON)

COUNTY OF SKAGIT)

ss.

On this day personally appeared before me JOYCE ARLENE IVERSON, to me known to be the individual described in and who executed the foregoing document and acknowledged that she signed said document as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3 day of November, 2014.

MARLIE BLANTON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 19, 2018

Marlie Blanton
NOTARY PUBLIC in and for the State of Washington,
residing at Concrete WA
My appointment expires 5/19/18



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EXHIBIT A
LEGAL DESCRIPTIONS OF THE AFFECTED REAL PROPERTY

THE IVERSON PROPERTY (Tax/Parcel No. 340113-2-002-0100 / P110590):

That portion of Government Lot 1, Section 13, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Lot 1; thence South 400 feet; thence East 640 feet to the true point of beginning, being the Northwest corner of that parcel deeded to Arthur Iverson and Joyce Iverson, husband and wife, by instrument recorded under Auditor's File No. 699294, records of Skagit County, Washington; thence South along the West boundary of said Iverson parcel a distance of 200.00 feet to the Southwest corner of said Iverson parcel; thence East along the South line of said Iverson parcel, a distance of 25.24 feet; thence South parallel with the Southerly extension of the West line of said Iverson parcel, a distance of 200.00 feet; thence West parallel to the South line of said Iverson parcel a distance of 150.00 feet; thence North, parallel to the West line of said Iverson parcel a distance of 400.00 feet; thence East a distance of 124.76 feet to the true point of beginning.

TOGETHER WITH the West 25.24 feet of the following described tract of land:
Beginning at the Northwest corner of said Lot 1; thence South 400 feet; thence East 640 feet to the true point of beginning; thence South 200 feet; thence East 300 feet, more or less, to the shoreline of Lake Campbell; thence along the shoreline Northerly to a point directly East of the point of beginning; thence West 300 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

THE LCI PROPERTY (Tax/Parcel Nos. 340113-2-002-0002 / P19317 & 340113-2-014-0008 / P19328)

PARCEL "A":

Government Lot 1, Section 13, Township 34 North, Range 1 East, W.M.,

EXCEPT:

- a.) Beginning at the Northwest corner of said Lot;
thence East 20 rods along the North line thereof;
thence at right angles South 40 rods;
thence at right angles West 20 rods;
thence at right angles North along the West line thereof, 40 rods to the beginning.

AND EXCEPT:

- b.) Beginning at a point 1,600 feet East of the corner to Section 11, 12, 13, and 14, Township 34 North, Range 1 East, W.M.;
thence East along line fence about 480 feet to meander corner;
thence Westerly along the meander line to a point South of the point of beginning;
thence North about 220 feet to the point of beginning;

TOGETHER WITH shorelands of second class adjoining;

AND ALSO EXCEPT:

- c.) A portion of Government Lot 1, Section 13, Township 34 North, Range 1 East, W.M., described as follows:



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Beginning at the Northwest corner of said Lot 1;
thence South 400 feet;
thence East 640 feet to the true point of beginning, being the Northwest corner of that parcel
deeded to Arthur Iverson and Joyce Iverson, husband and wife, by instrument recorded under
Auditor's File No. 699294, records of Skagit County, Washington;
thence South along the West boundary of said Iverson parcel a distance of 200.00 feet to the
Southwest corner of said Iverson parcel;
thence East along the South line of said Iverson parcel, a distance of 25.24 feet;
thence South parallel with the Southerly extension of the West line of said Iverson parcel, a
distance of 200.00 feet;
thence West parallel to the South line of said Iverson parcel a distance of 150.00 feet;
thence North, parallel to the West line of said Iverson parcel a distance of 400.00 feet;
thence East a distance of 124.76 feet to the true point of beginning;

AND ALSO EXCEPT:

- d.) Beginning at the Northwest corner of said Lot 1;
thence South 400 feet;
thence East 640 feet to the true point of beginning;
thence South 200 feet;
thence East 300 feet, more or less, to the shoreline of Lake Campbell;
thence along the shoreline Northerly to a point directly East of the point of beginning;
thence West 300 feet, more or less, to the point of beginning;
Situate in the County of Skagit, State of Washington.

PARCEL "B":

A portion of Government Lot 1, Section 13, Township 34 North, Range 1 East, W.M., described as
follows:

Beginning at the Northwest corner of said Lot 1;
thence South 400 feet;
thence East 640 feet to the true point of beginning;
thence South 200 feet;
thence East 300 feet, more or less, to the shoreline of Lake Campbell;
thence along the shoreline Northerly to a point directly East of the point of beginning;
thence West 300 feet, more or less, to the point of beginning;

EXCEPT the West 25.24 feet.

Situate in the County of Skagit, State of Washington.



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