

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 98221



Skagit County Auditor \$75.00
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Admment
FEB 06 2015

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

GRANT OF EASEMENT

Grantor(s) Deskin Trust & Tracy O. Deskin

Grantee(s) Ernie & Linda Haakenson, husband and wife

Grantor's Abbreviated legal description: Acreage account, Acres 0.93, commencing NE corner of the NW1/4 of SE1/4 of Section 25, Township 35 N, Range 1 E, W.M.

Grantor's Assessor's Parcel/Tax ID No. P32057/350125-0-075-0009

Grantee's Abbreviated legal description: Broadview Addition to Ana TR 13

Grantee's Assessor's Parcel/Tax ID No. P56924/37777-00-013-0000

1. THE GRANTORS, DESKIN TRUST & DESKIN, TRACY O., are owners of the following property, herein referred to as the subservient property:

Attached as "A"

2. THE GRANTEES, ERNIE HAAKENSON & LINDA HAAKENSON, husband and wife, are the owners of the following property, hereby referred to as the dominant property:

Attached as "B"

3. The Grantors hereby grant to the Grantees as easement for residential ingress and egress and utilities over the subservient property to serve residential use for residences lawfully situated on the dominate property and to serve subsequent lawful residential or private recreational development or construction on the dominant property. Said easement is described herein as follows:

East along a strip of unplatted land lying north of and adjacent to Lot 13. This same strip of land lies within Summer Street. It was vacated per Ordinance No. 1140, on September 14, 1954 by the City of Anacortes. Broadview Addition was recorded after the vacation ordinance under A.F. No. 506534 on September 16, 1954.

4. Grantees shall have the right, at their own expense, to maintain the easement in the current condition hereby granted provided that no improvements to the easement shall touch or interfere with the remaining portion of the subservient property. Nor shall the grantees conduct any

activity on the easement that constitutes a nuisance or that interferes with unreasonably with the grantor's use of the remaining portion of the subservient property. Grantors reserve the right to use the easement for their own proposes provided they do not damage the improvements made by the grantees or do not interfere with the grantees' use of the easement.

5. Said easement shall be for the benefit of the property owned by the Grantees as described above and shall be a burden on the property owned by the Grantors. This easement is superior and paramount to the rights of the parties to any subservient estate created herein, and said easement shall be binding upon the heirs, successors, and assigns of the parties thereto.

SIGNED THIS 2 DAY OF February, 2015.

Stephen E. Mansfield
STEPHEN E. MANSFIELD, Trustee

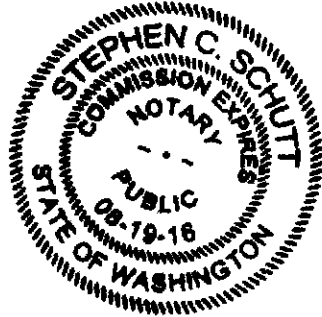
STATE OF WASHINGTON)

)SS

COUNTY OF SKAGIT)

On this day personally appeared before me STEPHEN E. MANSFIELD, Personal Representative of the Estate and Trustee of the Deskin Trust, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DATE ABOVE WRITTEN.



Stephen C. Schutt
Print Name Stephen C. Schutt
NOTARY PUBLIC in and for the State
of Washington residing at Anacortes, WA
My commission expires: Aug 2016



"A"

ACREAGE ACCOUNT, ACRES 0.93, COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 01 EAST, W.M.; THENCE WEST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 330.31 FEET; THENCE WEST A DISTANCE OF 140.00 FEET; THENCE NORTH A DISTANCE OF 330.31 FEET; THENCE EAST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 40.00 FEET. SURVEY RECORDED AF#200506150088. COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 01 EAST, W.M.; THENCE WEST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 330.31 FEET; THENCE WEST A DISTANCE OF 140.00 FEET; THENCE NORTH A DISTANCE OF 330.31 FEET; THENCE EAST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 40.00 FEET. SURVEY RECORDED AF#200506150088.



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"B"

Lot 13, "Broadview Addition to the City of Anacortes", according to the plat recorded in volume 7 of Plats, page 22, records of Skagit County, Washington.

Subject to protective covenants established by that certain instrument recorded September 17, 1954, under Auditor's File No. 506619.

Also subject to easement for community driveway located on the lot line between lots 12 and 13, Broadview Addition, for access to and egress from either of said described lots for driveway purposes, as established by instrument dated June 25, 1955, under Auditor's File No. 520122.

Also subject to easements 7.5 feet in width along the north and southwesterly lines of said lot 13, as delineated on the fact of said plat.



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