



201504230044

AFTER RECORDING, RETURN TO:

Edgar Uhlmann  
Sophia Park  
1418 Georgia Avenue  
Anacortes, WA 98221

Skagit County Auditor

\$76.00

4/23/2015 Page

1 of

5 1:35PM

**GRANTOR:** Edgar Uhlmann and Sophia Park, each unmarried individuals as joint tenants with rights of survivorship (as to tax parcel no. P58504);

**GRANTEE:** Edgar Uhlmann and Sophia Park, each unmarried individuals as joint tenants with rights of survivorship (as to tax parcel no. P58505);

**LEGAL DESCRIPTION:** Lots 1-6 inclusive, Blk 707, Northern Pacific Add. to Anac. (See attached Exhibit "A" for full legal description)

**ASSESSOR'S PROPERTY TAX PARCEL NOS:** P58504 & P58505

### EASEMENT FOR LANDSCAPE PURPOSES

In consideration of the mutual covenants, terms, and conditions set forth herein, Edgar Uhlmann and Sophia Park, each unmarried individuals as joint tenants with rights of survivorship, as GRANTOR and as owner in fee of tax parcel no. P58504, hereby grant to Edgar Uhlmann and Sophia Park, each unmarried individuals as joint tenants with rights of survivorship, as GRANTEE and as owner in fee of tax parcel no. P58505, in the County of Skagit, State of Washington, an Easement and right-of-way, and the right to plant, maintain, replace, or remove landscaping in, upon, over and across that certain real property situated in the City of Anacortes and more particularly described as follows:

SEE ATTACHED FULL LEGAL DESCRIPTION, EXHIBIT "A"  
SEE ATTACHED EASEMENT MAP, EXHIBIT "B"

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 23 2015

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

Together with the right to enter upon and to pass and repass over and along said Easement and right-of-way and to deposit tools, implements and other materials thereon by said GRANTEE, their officers, agents, and employees and by any contractor, its agents, and employees, whenever and wherever necessary for the purposes set forth above.

Reserving however to GRANTOR, the owner of the fee underlying this Easement herein granted, the continued use of the surface of said real property, subject to the condition that the erecting of buildings, masonry walls, masonry fences, and other structures, the planting or growing of trees or shrubs, the changing of the surface grade, or the installation of privately-owned pipelines shall be prohibited unless written permission is first obtained from the GRANTEE.

GRANTEE agrees to defend, indemnify and hold harmless GRANTOR, its officers, agents and employees, from and against all claims, demands, judgments, costs and expenses (including reasonable attorney's fees) which may arise by reason of injury to any person or damage to any property attributable to the negligence of GRANTEE, GRANTEE's officers, agents and employees, in connection with GRANTEE's use, operation and maintenance of said Easement and right-of-way, as herein provided.

This Easement is not intended to impair or interfere with any existing easement, right-of-way, or right to access or use otherwise affecting or encumbering the subject property. The rights granted and conferred under this Easement shall be and remain subject to any such easement, right-of-way, or right to access or use so long as such interests continue to affect or encumber the subject property.

This Easement shall be perpetual and is intended to run with the land, and shall be binding upon, and inure to the benefit of, the undersigned parties and their respective permitted successors and assigns.

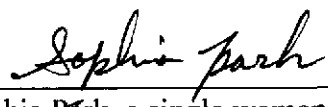
Signed this 23 day of April, 2015.

GRANTOR:

By:

  
Edgar Uhlmann, a single man

By:


  
Sophia Park, a single woman

GRANTEE:

By:

  
Edgar Uhlmann, a single man

By:

  
Sophia Park, a single woman

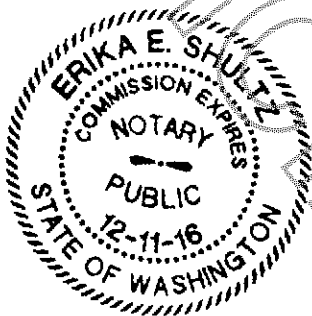
STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

On this 23<sup>rd</sup> day of April, 2015, before me personally appeared EDGAR UHLMANN, to me known to be the individual named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

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



Signature: [Handwritten Signature]

Print Name: Erika E. Shultz

Notary Public for Washington

Residing in: Bellingham

My Appointment Expires: 12/11/2016

STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

On this 23<sup>rd</sup> day of April, 2015, before me personally appeared SOPHIA PARK, to me known to be the individual named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned.

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



Signature: [Handwritten Signature]

Print Name: Erika E. Shultz

Notary Public for Washington

Residing in: Bellingham

My Appointment Expires: 12/11/2016

**EASEMENT LEGAL DESCRIPTION:**

That portion of Lots 1 through 6, Block 707 "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, lying Southerly and Easterly of the following described line:

Beginning at the Southeast corner of said Lot 3;  
thence South  $69^{\circ}42'24''$  West along the Southerly boundary of said Lot 3 a distance of 14.00 feet to the TRUE POINT OF BEGINNING;  
thence North  $20^{\circ}17'36''$  West a distance of 90.00 feet to a point 20.00 feet Southeasterly, measured perpendicularly, from the Northerly line of said Lot 3;  
thence North  $69^{\circ}42'24''$  East parallel with said Northerly line a distance of 4.00 feet to a point 10.00 feet Southwesterly, measured perpendicularly, from the Easterly line of said Lot 3;  
thence South  $20^{\circ}17'36''$  East parallel with said Easterly line a distance of 90.00 feet to the Southerly line of said Block 707 and the terminus of said line, said terminus point lying 10.00 feet, South  $69^{\circ}42'24''$  West from the Southeast corner of said Lot 3;  
thence South  $69^{\circ}42'24''$  West along said Southerly line a distance of 4.00 feet to the TRUE POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

**EXHIBIT "A"**

