



201506020048

Skagit County Auditor

\$75.00

6/2/2015 Page

1 of

4 9:54AM

When recorded return to:

Brien E. Reed and Annie Reed
1800 Bakerview Ct.
Mount Vernon, WA 98274

Filed for record at request of:

Brien E. Reed and Annie Reed

Easement

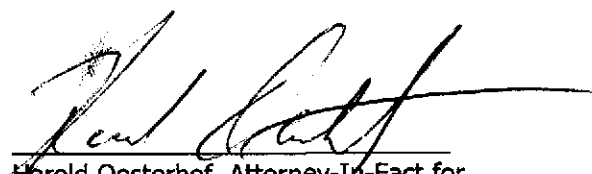
The GRANTOR, **Harold Oosterhof, Attorney-In-Fact for Alice Oosterhof, individually, and as Trustee of the John B. Oosterhof Testamentary Trust**, grants to the GRANTEES, **Brien E. Reed and Annie Reed and their successors in interest**, an Easement for ingress, egress and utilities as outlined herein at Exhibit "A" and depicted at Exhibit "B".

Said Easement will benefit that property described at Exhibit "C", hereto attached and as acquired by the said GRANTEES by Statutory Warranty Deed recorded October 31, 2014, under Skagit County Auditor's file number 201410310114. The GRANTEES are responsible for any tree removal from the easement area so as to exercise the granted easement rights. Further, any removed tree, timber or logs will be the property of the GRANTEES.

Tax # (P108855) 340432-1-023-0700; (P79735) 4353-000-005-0109;
(P29487) 340432-1-022-0000

Abbreviated Legal: Ptn. NE ¼ of Section 32, Township 34N., Range 4

Dated: 5-29, 2015


 Harold Oosterhof, Attorney-In-Fact for
 Alice Oosterhof

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

2015 2007
 JUN 02 2015

Amount Paid \$ 49.50
 Skagit Co. Treasurer
 By HTB Deputy

STATE OF WASHINGTON }
)ss
 County of Skagit }

I certify that I know or have satisfactory evidence that Harold Oosterhof is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument and with full authority to act in the capacity noted above.

Dated this 29 day of May, 2015

Ann Raboin
 Notary Public in and for the
 State of Washington, residing at
Arlington

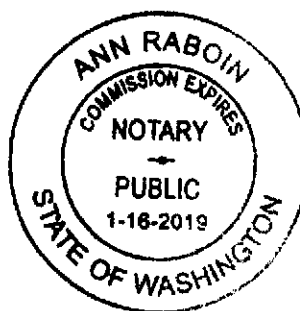
My appointment expires 1-16-19.

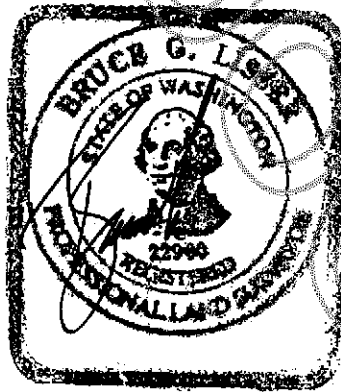
Exhibit "A"

An easement for ingress, egress and utilities (and the maintenance thereof) over, under and across a portion of Lot D, Skagit County Short Plat No. 71-77, approved September 30, 1977 and recorded September 30, 1977 under Skagit County Auditor's File No. 865842, being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

BEGINNING at the Southwest corner of said Southeast 1/4 of the Northeast corner, also being the Southwest corner of said Lot D, Skagit County Short Plat No. 71-77;
thence North $0^{\circ}02'40''$ West along the West line of said Lot D for a distance of 30.00 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Southwest, having an initial tangent bearing of North $89^{\circ}57'20''$ East, a radius of 30.00 feet, through a central angle of $89^{\circ}53'10''$ an arc distance of 47.06 feet, more or less, to the South line of said Southeast 1/4 of the Northeast 1/4, also being the South line of said Lot D, Skagit County Short Plat No. 71-77 at a point bearing North $89^{\circ}50'30''$ East from the POINT OF BEGINNING;
thence South $89^{\circ}50'30''$ West along said South line for a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

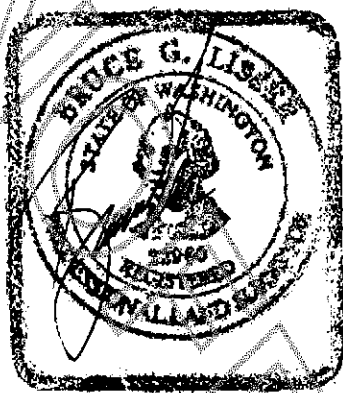
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record

Situate in the County of Skagit, State of Washington.



5-8-15

EXHIBIT "B"



5-12-15

ROS A.F. NO. 2013060300T1
P-29487

N0°02'40"W

EASEMENT AREA
LOT D
SHORT PLAT 71-TT
P-108855

NUM	DELTA	ARC	RADIUS
C1	89°53'10"	47.06'	30.00'

S89°50'30"W

LOT 7
P-83697

P-29601

TIFFANY WAY

LOT 6

PLAT OF LITTLE MTN ESTATES DIV. NO. 1



SCALE: 1" = 100'

SHEET 1 OF 1

DATE: 5/08/15

EASEMENT EXHIBIT MAP
IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF
SECTION 32, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: BRIEN AND ANNIE REED

FB: PG:
MERIDIAN: ASSUMED

LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

SCALE: 1"=100'
DWG: 15-051 ESMT

Exhibit "C"

Parcel A:

Tract A, "REPLAT OF RIDGEWOOD DIVISION NO. 1, LOTS 3, 4 & 5", according to the Plat thereof recorded in Volume 11 of Plats, Page 61, records of Skagit County, Washington;

Situate in Skagit County, State of Washington.

Parcel B:

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ AND the South 15 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, all within Section 32, Township 34 North, Range 4 East, W.M.;

EXCEPT any portion lying within the "REPLAT OF RIDGEWOOD DIVISION NO. 1, LOTS 3, 4 & 5", according to the Plat thereof recorded in Volume 11 of Plats, Page 61, records of Skagit County, Washington;

Situate in Skagit County, State of Washington.