

Paul Rosasco
Winifred G. McNamara
9213 Marshall Road
Bow, Washington 98232

EASEMENT DEED

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: Easement Deed

Grantors: Jerry A. Highet and Shellie Eubanks Highet, husband and wife

Grantees: Paul Rosasco and Winifred G. McNamara, husband and wife

Abbreviated Legal Description: Lots 22 and 23, Block 1, "SAMISH TERRACE," as per plat recorded in Vol. 2 of Plats, Page 20, records of Skagit County, Washington.

Tax Account Numbers: 3992-001-022-0006; 3992-001-023-0005

Full Legal Description set forth in Exhibit A of Document.

The GRANTORS, JERRY A. HIGHET and SHELLIE EUBANKS HIGHET, husband and wife, the owners of "Grantor's Real Property" legally described in Exhibit A, for no monetary consideration but to clear title only, hereby convey and quitclaim to GRANTEES, PAUL ROSASCO and WINIFRED G. MCNAMARA, husband and wife, the owners of "Grantee's Real Property" legally described in Exhibit B, a perpetual easement over and across the Grantor's Real Property within the portion of Grantor's Real Property legally described in Exhibit C and depicted on the attached "EASEMENT AGREEMENT MAP" and on the following terms and conditions, which the Grantees accept by their signatures below.

1. **USE:** Grantees and their successors and assigns shall use the easement only to continue the growth and cultivation and maintenance of existing evergreen shrubs/trees and to continue the utilization, maintenance and repair of a shed currently placed on the property.

2. **PERPETUITY:** This easement is appurtenant to Grantee's Real Property, and runs with the land of the Grantee's, and shall encumber the land of the Grantor's in perpetuity including when such properties are in the possession of the parties' successors and assigns.

3. **LIABILITY:** The Grantors shall have no liability for injuries to third persons which occur within the easement area, unless such persons shall be invitees of the Grantors. Grantees shall be liable for any injuries to third persons which may occur in the easement area and shall indemnify and hold harmless Grantors from all such claims. Additionally, Grantees, on behalf of themselves, their successors and assigns, hereby waive any and all claims for damages

for injury or property damage as to the Grantors which may arise on the easement area unless such injury is the direct result of an act or omission by the Grantors.

4. **MAINTENANCE:** Grantees shall maintain the vegetation and shed in reasonably good order, normal wear and tear excepted. Grantors shall have no responsibility for the maintenance of the vegetation or the shed whatsoever.

5. **PERMITS:** Grantees agree to not object to any building permit application made by Grantors or their successors or assigns for structures on the Grantors' Real Property encumbered hereby based on side-yard setbacks to the legal property line between the properties as it exists irrespective of the presence of this easement.

6. **DISPUTE RESOLUTION:** Should any party bring an action to enforce or interpret this easement, the prevailing party shall receive an award of its reasonable attorney's fees and costs including those incurred on appeal. Venue for any such action shall be exclusively laid in Skagit County Superior Court.

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(Signatures and Notaries Follow)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015-2158

JUN 11 2015

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

EASEMENT DEED

Grantors: Jerry A. Highet and Shellie Eubanks Highet, husband and wife

Grantees: Paul Rosasco and Winifred G. McNamara

GRANTOR:

By:

Jerry A. Highet

Date:

6-16-15

GRANTOR:

By:

Shellie Eubanks Highet

Date:

6-5-15

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Jerry A. Highet 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 this 11th day of June, 2015.



Jennifer A. Lee
Notary Public in and for the state of
Washington, residing at Mount Vernon
My commission expires: 9/19/2016

Printed Name: Jennifer A. Lee

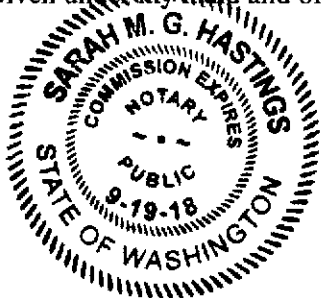
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Shellie Eubanks Highet to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 5th day of June, 2015.



Sarah M. G. Hastings
Notary Public in and for the state of
Washington, residing at Sepe, Alaska
My commission expires: 9/19/16

Printed Name: Sarah M. G. Hastings

EASEMENT DEED

Grantors: Jerry A. Highet and Shellie Eubanks Highet, husband and wife

Grantees: Paul Rosasco and Winifred G. McNamara

GRANTEE:

By:

Paul Rosasco

Date:

1 June 2015

GRANTEE:

By:

Winifred G. McNamara

Date:

6/1/15

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Paul Rosasco 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 this 1st day of June 2015.



Jennifer A. Lee
Notary Public in and for the state of
Washington, residing at Mount Vernon
My commission expires: 9/19/2016
Printed Name: Jennifer A. Lee

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Winnifred G. McNamara to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1st day of June 2015.



Jennifer A. Lee
Notary Public in and for the state of
Washington, residing at Mount Vernon
My commission expires: 9/19/2016
Printed Name: Jennifer A. Lee

EASEMENT DEED

Grantors: Jerry A. Highet and Shellie Eubanks Highet, husband and wife

Grantees: Paul Rosasco and Winifred G. McNamara

EXHIBIT A

3992-001-022-0006; P68819
Highet/Eubanks Highet Real Property

Lot 22, Block 1, "SAMISH TERRACE", as per plat recorded in Volume 7 of Plats, page 20, records of Skagit County, Washington;

ALSO, an undivided 1/80th interest in the following described real estate:

Beginning at the Southeast corner of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M.; thence North 1 degree 38' 45" East along the section line, a distance of 1164.02 feet to the meander corner between Sections 25 and 26; thence South 82 degrees 30' West, a distance of 483.15 feet to the True Point of Beginning; thence continue South 82 degrees 30' West, a distance of 50.64 feet; thence South 1 degree 38' 45" West, a distance of 477.07 feet to the North edge of the H.R. Roney Road; thence Southeasterly along the North line of the said H.R. Roney Road, a distance of 51.0 feet; thence North 1 degree 38' 45" East, a distance of 495.3 feet to the True Point of Beginning.

Situate in Skagit County, state of Washington.

EASEMENT DEED

Grantors: Jerry A. Highet and Shellie Eubanks Highet, husband and wife

Grantees: Paul Rosasco and Winifred G. McNamara

EXHIBIT B

3992-001-023-0005 P68820
Rosasco/McNamara Real Property

Lot 23, Block 1, "SAMISH TERRACE", as per plat recorded in Volume 7 of Plats, page 20, records of Skagit County, Washington.

ALSO, an undivided 1/80th interest in the following-described real estate:

Beginning at the Southeast corner of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M.;

thence North 1°38'45" East along the section line, a distance of 1,164.02 feet to the meander corner between Sections 25 and 26;

thence South 82°30' West, a distance of 483.15 feet to the true point of beginning;

thence continue South 82°30' West, a distance of 50.64 feet;

thence South 1°38'45" West, a distance of 477.07 feet to the North edge of the H.R. Roney Road;

thence Southeasterly along the North line of said H.R. Roney Road, a distance of 51.0 feet;

thence North 1°38'45" East, a distance of 495.3 feet to the true point of beginning.

Situate in Skagit County, state of Washington.

EASEMENT DEED

Grantors: Jerry A. Highet and Shellie Eubanks Highet, husband and wife

Grantees: Paul Rosasco and Winifred G. McNamara

EXHIBIT C

The East four feet (4') of the following described real property:

Lot 22, Block 1, "SAMISH TERRACE", as per plat recorded in Volume 7 of Plats, page 20, records of Skagit County, Washington;

ALSO, an undivided $1/80^{\text{th}}$ interest in the following described real estate:

Beginning at the Southeast corner of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M.; thence North 1 degree 38' 45" East along the section line, a distance of 1164.02 feet to the meander corner between Sections 25 and 26; thence South 82 degrees 30' West, a distance of 483.15 feet to the True Point of Beginning; thence continue South 82 degrees 30' West, a distance of 50.64 feet; thence South 1 degree 38' 45" West, a distance of 477.07 feet to the North edge of the H.R. Roney Road; thence Southeasterly along the North line of the said H.R. Roney Road, a distance of 51.0 feet; thence North 1 degree 38' 45" East, a distance of 495.3 feet to the True Point of Beginning.

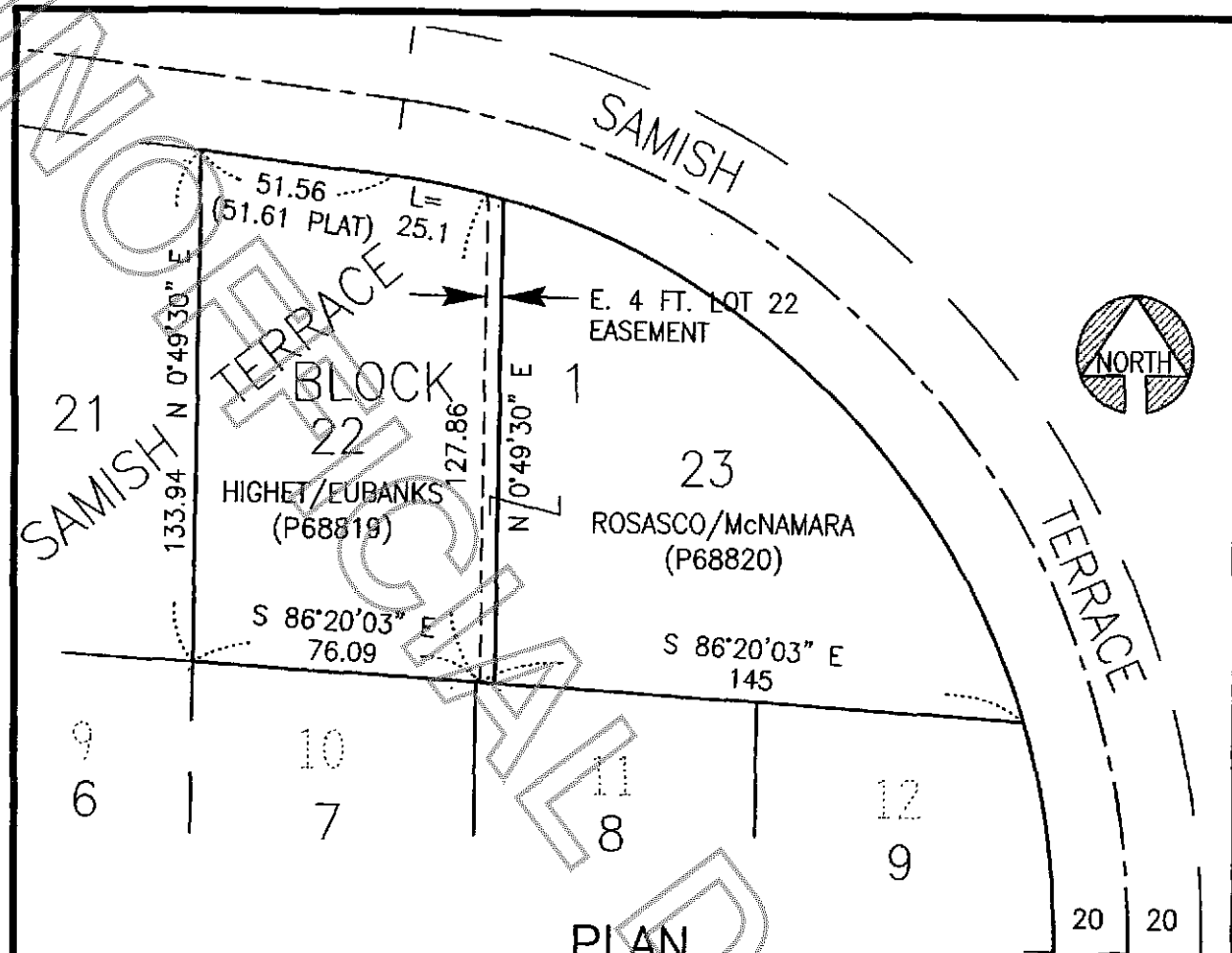
SUBJECT TO all easements, covenants, conditions and restrictions of record; AF No's 236933, 489782 & 507805

Situate in Skagit County, state of Washington.

EASEMENT DEED

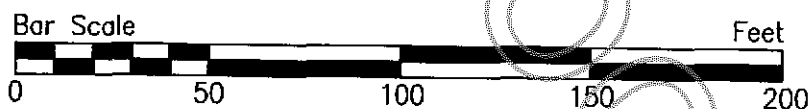
Grantors: Jerry A. Highet and Shellie Eubanks Highet, husband and wife

Grantees: Paul Rosasco and Winifred G. McNamara



PLAN

Scale: 1" = 50'



HIGHT/EUBANKS & ROSASCO/McNAMARA EASEMENT AGREEMENT MAP

TAX PARCELS: P68819 & P68820

LOTS 22 & 23, BLOCK 1, "SAMISH TERRACE"
PTN GOV'T LOT 1, SEC. 26, T. 36 N., R. 2 E.W.M.
SKAGIT COUNTY, WASHINGTON

PREPARED BY:
LEGRO & ASSOCIATES
LAND SURVEYOR
1321 SOUTH 2ND STREET
MOUNT VERNON, WA. 98273

MAY 27, 2015

DENNY D. LEGRO, REGISTERED
PROFESSIONAL LAND SURVEYOR
LICENSE No. 37532