



201509180067

Skagit County Auditor

\$73.00

9/18/2015 Page

1 of

2 9:50AM

When recorded return to:

Walter Groninger**7885 Guemes Island Rd, Unit 44
Anacortes, WA 98221**

Filed for record at request of:

Walter Groninger

Easement

The GRANTOR, **Walter Groninger**, hereby grants to the GRANTEE, **Eugene J. Gwost**, an Easement for 'Utilities Only', as described herein at Exhibit "A", attached.

Said easement is granted subject to the following:

- 1) This easement grants Eugene Gwost the right to bring utilities into his parcel P31361 from my parcel P31463.
- 2) The entry point from P31463 to P31361 is a 10' x 10' square, which is centered 117' North of the SE Boundary of P31463.
- 3) This easement is for utilities only, not ingress/egress.

'Groninger' Parcel (property burdened by the subject easement)

Tax # (P31463) 350112-3-004-0004;

'Gwost' Parcel (property benefitted by the subject easement)

Tax # (P31361) 350112-0-029-0001

Abbreviated Legal: Ptn. NW 1/4 of SW 1/4 of Section 12, Township 35N., Range 1E.
(aka ptn. Lot 4, Short Plat No. 97-0022)

Dated: Sept. 18th, 2015

Walter Groninger
Walter Groninger

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 18 2015

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

STATE OF WACounty of Skagit

I certify that I know or have satisfactory evidence that **Walter Groninger**, is the individual who appeared before me, said individual 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.

Dated this 18 day of Sept., 2015

Shannon Nootenboom

Notary Public in and for the

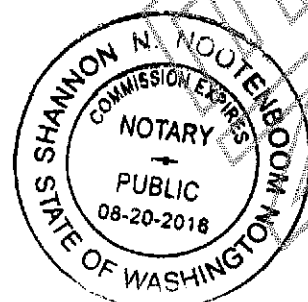
State of WA, residing at Sedro Woolley, WAMy appointment expires 08-20-2018

Exhibit "A"

A utility easement over, under and across the following described portion of Lot 4, Short Plat No. 97-0022, approved August 30, 2000, recorded August 30, 2000 under Auditor's File No. 200008300074, records of Skagit County, Washington, being a portion of the NW $\frac{1}{4}$ AND a portion of the SW $\frac{1}{4}$ of Section 12, Township 35 North, Range 1 East, W.M.:

Beginning at the Southeast corner of said Lot 4, Short Plat No. 97-0022; Thence Northerly 117.0 Feet along the East line of said Lot 4, to the TRUE POINT OF BEGINNING; Thence Southerly along the East line of said Lot 4, 5.0 Feet; Thence Westerly 10.0 Feet parallel to the South line of said Lot 4; Thence Northerly parallel to the East line of said Lot 4, 10.0 Feet; Thence Easterly parallel to the South line of said Lot 4, to the East line of said Lot 4; Thence Southerly along the said East line of said Lot 4, to the TRUE POINT OF BEGINNING;

Situate in Skagit County, Washington.

Note: The above described easement is granted to benefit the following described parcel:

(P31361) 350112-0-029-0001

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 12, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point 89.2 feet North of the Southwest corner of said subdivision;
thence North 333 feet;
thence East, parallel to the South line of said subdivision, 657.26 feet;
thence South 333 feet;
thence West 657.26 feet to the point of beginning,

EXCEPT that portion, if any, lying East of the West line of the East 657.26 feet of said subdivision.

Situate in the County of Skagit, State of Washington.