

When recorded return to:

Name: Leonard Johnson

Address: 11925 Marine Drive

City: Anacortes, WA 98221

State, Zip:



201604130131

Skagit County Auditor \$76.00
4/13/2016 Page 1 of 4 3:46PM

DECLARATION OF WELL EASEMENT

GUARDIAN NORTHWEST TITLE CO.

A110964

Grantor(s): John and Suzan Bartlett

Grantee(s): Leonard Johnson and Magdalen Baldassano:

ASSESSOR'S TAX PARCEL NUMBER: P19299 Geo ID 340112-1-003-0109

FOR no monetary consideration, the GRANTOR(s) John and Suzan Bartlett, Husband and Wife, owners of the above mentioned property hereby grant, convey, establish and create an easement for the placement, maintenance, construction, reconstruction, repair and upkeep of a domestic well and a water line leading thereto, including the cutting and removal of brush, trees, and other obstructions which interfere with the use of said easement, together with the rights of ingress, egress, and regress, over, under, along and across the following described portion of the above referenced property:

That portion of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 34 North, Range 1 East, W.M. described as follows:

Begin at the Southwest corner of said subdivision; thence East along the South line of said subdivision 250 feet, more or less, to a point lying South of a well existing on April 1, 2016 and located approximately 6 feet North of said South line; thence continue East along said South line 10 feet; thence North at right angles to said South line 16 feet, more or less, to a point on a line parallel with said South line and 10 feet North of said well; thence West along said parallel line 20 feet; thence South at right angles 16 feet, more or less, to said South line, thence East 10 feet along said South line to the Point of Beginning.

Said easement is appurtenant to and for the benefit of the GRANTEE(S) Leonard Johnson and Magdalen Baldassano, the present owners, their heir, future owners, successors, and assigns of the following described property See Exhibit "A" attached

Site Address: 5617 Campbell Lake Road, Anacortes, WA 98221

IN WITNESS THEREOF, the undersigned have hereunto set their hand and seal this 12th day of APRIL 2016.

Page Two of Two
Declaration of Well Easement

GRANTOR(S)

[Signature]
John Bartlett

[Signature]
Suzan Bartlett

GRANTEE(S)

[Signature]
Leonard Johnson

[Signature]
Magdalene Baldassano

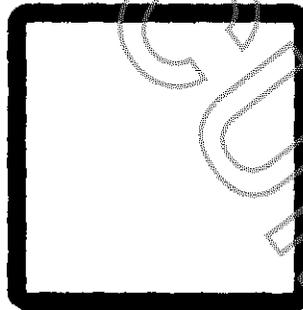
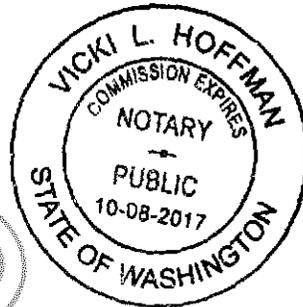
Acknowledgement:

SUBSCRIBED AND SWORN to before me this 12TH day of APRIL, 2016.

[Signature]
Notary public in and for the State of Washington

Residing in COUPEVILLE, Washington.

My commission expires: 10-8-17



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 13 2016

Amount Paid \$
Skagit Co. Treasurer
By MAM Deputy

EXHIBIT A

Those portions of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Government Lot;
thence South on the West line of said lot, 660 feet;
thence East parallel with the North line of said lot, 321.5 feet;
thence North to the North line of said lot;
thence West to the point of beginning.

Beginning at a point 660 feet South and 346.5 feet East of the Northwest corner of said Government Lot, said point being the Northeast corner of Parcel B as conveyed to Harry Haugland and Ruth J. Haugland, husband and wife, in deed recorded May 23, 1968, under Auditor's File No. 713954, records of Skagit County, Washington;
thence East a distance of 15.3 feet, more or less, to an existing North-South fence line;
thence Northerly along said fence line, said fence line extended, a distance of 658.9 feet, more or less, to the North line of said Government Lot 4;
thence West along the North line of said Government Lot 4, a distance of 26.9 feet, more or less, to a point 321.50 feet, from the Northwest corner of said Government 4;
thence South parallel to the West line of said Government Lot 4, a distance of 660.00 feet;
thence East a distance of 25.35 feet, more or less, to the point of beginning.

EXCEPT that portion of the following described portion of said Government Lot 4:

Beginning at the Southeast corner of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 12;
thence South along the East line of said West 1/2 extended 5.3 feet, more or less, to an existing East-West wire fence line;
thence Westerly along the existing wire fence line, a distance of 317 feet, more or less, to an existing fence corner;
thence North on an extension of the wire fence line heading South, a distance of 15.5 feet, more or less, to the South line of said West 1/2;
thence South $86^{\circ}55'50''$ East, along the South line thereof, a distance of 317.0 feet, more or less, to the point of beginning.

UNRECORDED
EXCEPT the following described Parcel:

Beginning at the Northwest corner of Government Lot 4;
thence South on the West line of said Lot 4, South $0^{\circ}24'26''$ West, a distance of 466.00 feet to the true point of beginning;
thence continuing South on said West line South $0^{\circ}24'26''$ West, a distance of 194.00 feet;
thence East parallel with the North line of said Government Lot 4 to an existing wire fence line South $86^{\circ}55'50''$ East, a distance of 41.84 feet;
thence North along the existing wire fence line North $0^{\circ}07'12''$ West, a distance of 195.95 feet to a point East of the extension of the North line of the parcel of Land conveyed to Kurt K. Petrich and Cynthia S. Petrich, husband and wife, as recorded under Auditor's File No. 9905260311;
thence West on said North line extension North $89^{\circ}35'34''$ West 40.00 feet to the West line of Government Lot 4, the true point of beginning.

AND EXCEPT that portion, if any, as conveyed to Janine Babich and William Lee Conry, Wife and Husband, by Statutory Warranty Deed, Dated August 1, 2008, Recorded August 5, 2008 under Skagit County Auditor's File Number 200808050058;

AND ALSO EXCEPT the following described tract as recorded under Auditor's File No. 201507100069, as follows:

Commencing at the Northwest corner of Government Lot 4 of Section 12, Township 34 North, Range 1 East; W.M., thence S $00^{\circ}24'26''$ W along the West line thereof, a distance of 466.00 feet to the point of beginning of this description; thence S $89^{\circ}35'34''$ E, a distance of 40.00 feet; thence N $00^{\circ}07'12''$ W, a distance of 16.93 feet; thence N $86^{\circ}34'54''$ W, a distance of 39.90 feet to a point on the West line of said Government Lot 4; thence S $00^{\circ}24'26''$ W, a distance of 19.02 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in Easement Declaration recorded March 17, 2009 under Auditor's File Number 200903170101, records of Skagit County, Washington.

Situate Within the County of Skagit, State of Washington.

UNRECORDED