



201604190017

Skagit County Auditor

\$77.00

4/19/2016 Page

1 of

5 10:59AM

WHEN RECORDED RETURN TO:

Douglas L. Small
8817 Bowdoin Way
Edmonds, WA 98026

DOCUMENT TITLE: EASEMENT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

GRANTOR: 1. Miller, Astrea C.

easement

APR 19 2016

GRANTEES: 1. Small, Douglas L.
2. Small, Heather A.

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

LEGAL DESCRIPTION: Ptn Gov. Lot 4, 7-34-2E W.M.

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER: P20045/
340207-0-006-0005

EASEMENT

WHEREAS, Astrea C. Miller, an unmarried woman, as her separate estate, is the owner Tract C, Boundary Line Adjustment No. BL03-0806, recorded under Skagit County Auditor's File No. 200311130080, more particularly described as follows:

Tract C.

All the portion lying North of the County Road of the West 225 feet of the East 450 feet of Lot 4, Section 7, Township 34 North, Range 2 East of the Willamette Meridian,

Except the North 150 feet.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record.

Situated in Skagit County, Washington.

Tax Account No.: P20045/340207-0-006-0005

AND WHEREAS, Douglas L. Small and Heather A. Small, husband and wife, are the owners of Tract D, Boundary Line Adjustment No. BL03-0806, recorded under Skagit County Auditor's File No. 200311130080, more particularly described as follows:

Tract D.

Parcel A: The East Two Hundred Twenty-Five (225') feet of that portion of Government Lot Four (4), Section Seven (7), Township Thirty-Four (34) North, Range Two (2), East, W.M., lying North of the County Road, Except the North Three Hundred (300') feet thereof.

Parcel B: That portion of Government Lot 4, Section 7, Township 34 North, Range 2 East, W.M., more particularly described as follows:

The South 150 feet of the following described tract of land:

Commencing at the center section of said Section 7, thence Westerly along the center line of said Section 225 feet, thence Southerly on a line parallel to the North-South center line of said section a distance of 300 feet; thence Easterly 225 feet parallel to the East-West center section line to the North-South center line of said section; thence Northerly along said center section line to the place of beginning.

Situate in County of Skagit, State of Washington.

Tax Account No. P20044/340207-0-005-0006

AND WHEREAS, the owner of Tract C, for and in consideration of Granting of Easement rights and no other consideration, hereby

conveys and grants to the owners of Tract D, a nonexclusive perpetual easement for ingress, egress and the construction, installation and repair of all utilities, over, under and across a triangular parcel of land located in the Northeast corner of Tract C, more particularly described as follows:

A. Easement Area.

1. A triangular parcel of land located in the Northeast corner of Tract C, measuring 85 feet along the North line of said Tract C and 75 feet along the East line of said Tract C, as delineated on Exhibit "A", attached hereto, incorporated herein.

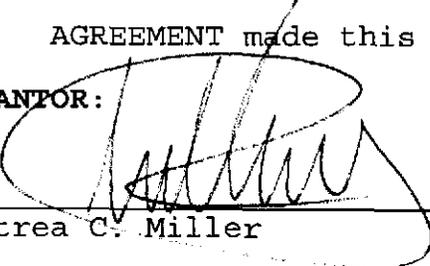
NOW, THEREFORE, the above described owners, for mutual benefits derived, do hereby agree and covenant as follows:

1. **Easement Area Clearing and Maintenance.** The Owners of Tract D shall have the right to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area to construct a road. All maintenance, repair, improvement, replacement and/or rebuilding of the road or utilities within the easement area, shall be the obligation and responsibility of the owners of Tract D and their successors and/or assigns.
2. **Owner's Use of Easement Area.** Owner reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Owner shall not construct or maintain any buildings or structures on the Easement Area.

THIS AGREEMENT is binding upon the present owners, their successors and assigns and is intended to run perpetual with the land.

AGREEMENT made this 8th day of April, 2016.

GRANTOR:


Astrea C. Miller

GRANTEES:

Douglas L. Small

Heather A. Small

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 15th day of April, 2016, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **ASTREA C. MILLER**, to me known to be the individual who executed the foregoing **EASEMENT** and acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



John K. Dahl

John K. Dahl

NOTARY PUBLIC in and for the State of Washington.
My Commission Expires: 2/25/19

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 8th day of April, 2016, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **DOUGLAS L. SMALL** and **HEATHER A. SMALL**, to me known to be the individuals who executed the foregoing **EASEMENT** and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

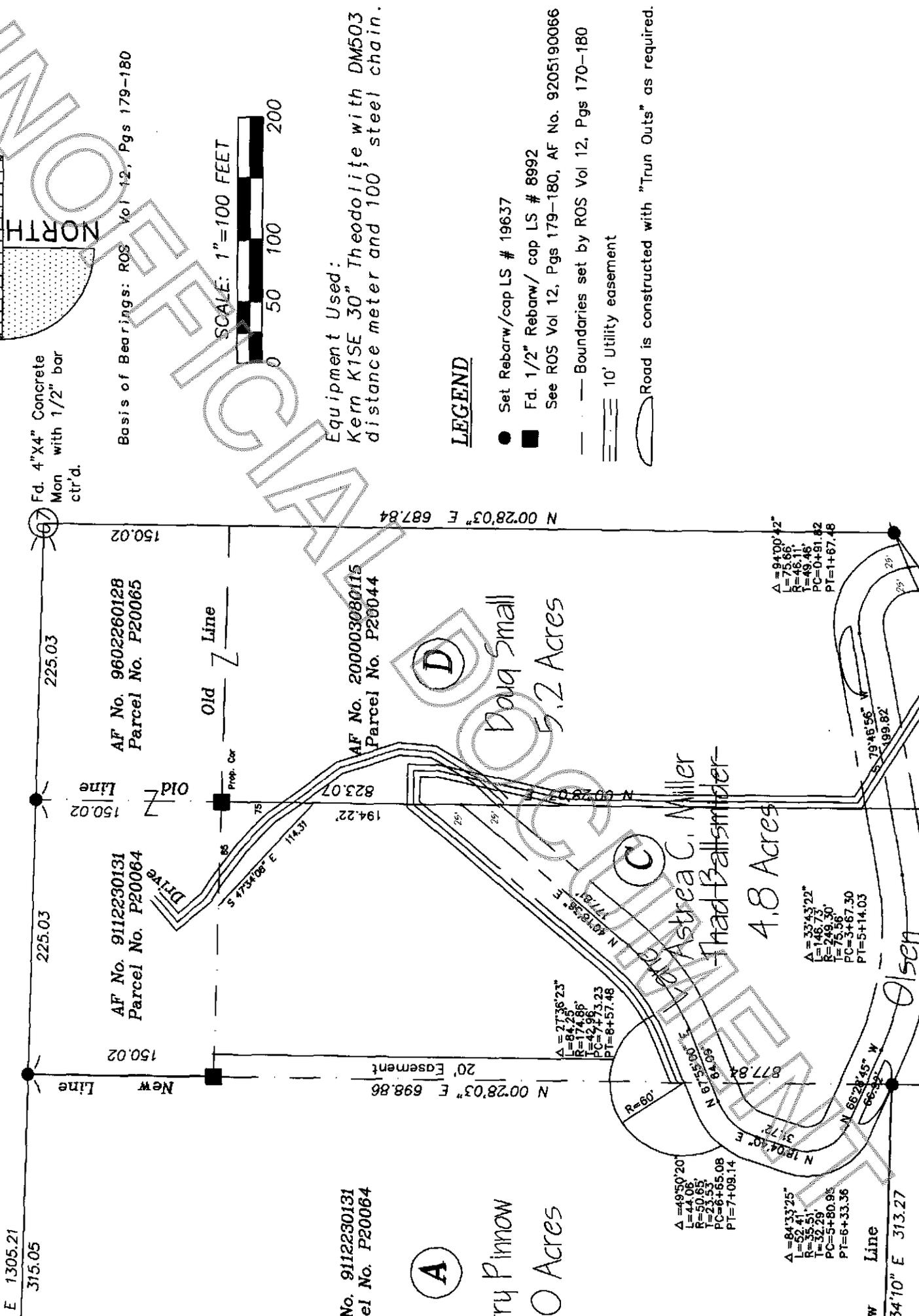
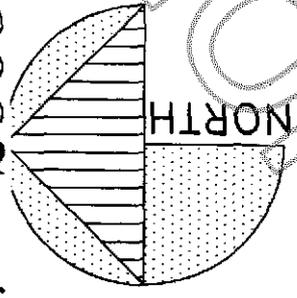
WITNESS my hand and official seal hereto affixed the day and year first above written.



John K. Dahl

John K. Dahl
NOTARY PUBLIC in and for the State of Washington.
My Commission Expires: 2/25/19

EXHIBIT A



Equipment Used:
Kern K15E 30" Theodolite with DM503 distance meter and 100' steel chain.

LEGEND

- Set Rebarw/cap LS # 19637
- Fd. 1/2" Rebarw/ cap LS # 8992
- See ROS Vol 12, Pgs 179-180, AF No. 9205190066
- Boundaries set by ROS Vol 12, Pgs 170-180
- ≡≡≡ 10' Utility easement
- ⌋ Road is constructed with "Trun Outs" as required.

A

Merry Pinnaw
1.0 Acres

D

Doug Small
5.2 Acres

C

Astrea C. Miller
Thad Ballsmaider
4.8 Acres

New Line
34'10" E 313.27

Olsen

E 1305.21
315.05

Fd. 4"x4" Concrete Mon with 1/2" bar ctr'd.

Basis of Bearings: ROS Vol 12, Pgs 179-180

SCALE: 1"=100 FEET