

1 **RETURN TO:**  
2 Debbie Clough  
3 328 N 7<sup>th</sup> Street  
4 Mount Vernon, WA 98273



5 Skagit County Auditor \$78.00  
6 5/23/2016 Page 1 of 6 9:12AM

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12 **GRANT OF EASEMENT**

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14 **Grantor:** David Roser, as his separate estate.  
15 **Grantee:** Lyle Gerrits, a single person and Debbie Clough, a single person.  
16 **Consideration:** No consideration  
17 **Legal Desc. (abbrev.):** A portion of Section 22, Township 36 North, Range 3, E.W.M,  
18 Skagit County, Washington. Additional legal descriptions on page 1, 2, and 3.  
19 **Tax Parcel No.:** 360322-3-001-0100, P101399  
20 **Tax Parcel No.:** 360322-3-001-0300, P117489

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23 **COME NOW, David Roser, as his separate estate, the owners of real property situate in**  
24 **Skagit County, Washington, more particularly described as follows:**

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26  
27 THAT PORTION OF THE NW1/4 SE1/4 AND NE1/4 SW1/4 DESCRIBED AS  
28 FOLLOWS: BEGINNING AT THE NW CORNER OF SAID NW1/4 SE1/4 (CENTER  
29 OF SECTION 22); THENCE SOUTH 89°34'13" EAST, 634 FEET ALONG THE  
30 NORTH LINE OF SAID NW1/4 SE1/4; THENCE SOUTH 45°36'24" WEST,  
31 PARALLEL WITH A LINE RUNNING BETWEEN NE CORNER OF SAID NW1/4  
32 SW1/4 TO THE SW CORNER OF SAID NW1/4 SE1/4, 1174.88 FEET TO THE  
33 TOE OF THE HILL WHICH DEFINES THE UPLANDS TO THE NE1/4,  
34 IDENTIFIED ON SKAGIT COUNTY COMPREHENSIVE PLAN DATED NOVEMBER 1,  
35 1999 AS RURAL RESERVE (RRV) AND THE LOWLANDS TO THE SW,  
36 IDENTIFIED ON SKAGIT COUNTY COMPREHENSIVE PLAN DATED NOVEMBER 1,  
37 1999 AS NATURAL RESOURCE LAND (AG-HRL) AGRICULTURE-NRL; THENCE  
38 ALONG SAID TOE OF HILL, ALSO BEING THE LAND USE BOUNDARY LINE AS  
39 FOLLOWS, NORTH 66°52'17" WEST, 28.95 FEET; THENCE NORTH  
40 43°23'01" WEST, 49.86 FEET; THENCE NORTH 12°45'24" WEST, 137.84  
41 FEET; THENCE NORTH 7°52'52" EAST, 41.42 FEET; THENCE NORTH  
42 41°08'40" WEST, 59.17 FEET; THENCE NORTH 76°34'16" WEST, 57  
43 FEET; THENCE NORTH 80°10'05" WEST, 20.15 FEET; THENCE NORTH  
44 30°36'18" WEST, 40.69 FEET; THENCE NORTH 64°26'26" WEST, 64.64

GRANT OF EASEMENT - 1

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
EASEMENT  
MAY 23 2016

Amount Paid \$  
Skagit Co. Treasurer  
By HB Deputy

1 FEET; THENCE NORTH 81°20'36" WEST, 76.90 FEET; THENCE NORTH  
2 19°08'20" WEST, 72.80 FEET; THENCE NORTH 64°30'34" EAST, 74.20  
3 FEET; THENCE NORTH 23°37'20" WEST, 46.76 FEET, MORE OR LESS TO  
4 THE NORTHWESTERLY LINE OF THAT CERTAIN PARCL "B" DESCRIBED IN  
5 AF#9808260087 AND BEING MORE PARTICULARLY SHOWN ON; THAT CERTAIN  
6 RECORD OF SURVEY MAP RECORDED VOLUME 20 OF SURVEYS, PAGES 141-  
7 142, RECORDS OF SKAGIT COUNTY AND BEARING SOUTH 58°49'33" WEST  
8 FROM THE POINT OF BEGINNING; THENCE NORTH 58°49'33" EAST ALONG  
9 SAID NORTHWESTERLY LINE 626.56 FEET, MORE OR LESS TO THE POINT  
10 OF BEGINNING.  
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14 Hereinafter referred to as "encumbered property", and grants and conveys a non exclusive  
15 easement to Lyle Gerrits, a single person and Debbie Clough, a single person for the  
16 purposes of installation, operation, maintenance, repair and replacement of a septic system,  
17 including but not limited to construction and maintenance of a septic drainfield, septic  
18 transmission line, dosing tank, and transmission of roadway runoff drainage for the benefit  
19 of the real property situate in Skagit County, Washington, more particularly described as  
20 follows:  
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23 THAT PORTION NE1/4 SW1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE  
24 NE CORNER OF SAID NE1/4 SW1/4 (CENTER SECTION 22); THENCE SOUTH  
25 0°25'37" EAST, 1303.90 FEET ALONG THE EAST LINE OF SAID  
26 SUBDIVISION TO SE CORNER THEREOF, ALSO BEING THE SE CORNER OF  
27 NE1/4 SW 1/4 ; THENCE NORTH 0°25'37" WEST, 600 FEET ALONG THE  
28 PREVIOUSLY DESCRIBEDLINE TO THE NORTHERLY MOST CORNER OF SAID  
29 PARCEL P48064; THENCE SOUTH 56°34'23" WEST ALONG THE  
30 NORTHWESTERLY LINE OF SAID PARCEL P48064, 234.56 FEET TO THE TOE  
31 OF THE HILL WHICH DEFINES THE UPLANDS TO THE NE, IDENTIFIED ON  
32 SKAGIT COUNTY COMPREHENSIVE PLAN DATE NOVEMBER 1, 1999 AS RURAL  
33 RESERVE (RRV) AND THE LOWLANDS TO THE SW, IDENTIFIED ON SKAGIT  
34 COUNTY COMPREHENSIVE PLAN DATED NOVEMBER 1, 1999 AS NATURAL  
35 RESOURCE LAND (AG-HRL) AGRICULTURE-NRL AND BEING THE TRUE POINT  
36 OF BEGINNING; THENCE CONTINUE SOUTH 56°34'23" WEST ALONG SAID  
37 NORTHWESTERLY LINE OF P48064, 430.87 FEET, MORE OR LESS, TO THE  
38 TOP OF THE NORTHEASTERLY BANK OF MCELROY'S SLOUGH; THENCE ALONG  
39 THE TOP OF SAID NORTHEASTERLY BANK OF MCELROY'S SLOUGH, MORE OR  
40 LESS, AS FOLLOWS, SOUTH 11°56'27" EAST, 135.68 FEET; THENCE  
41 SOUTH 59°50'33" EAST, 56.80 FEET; SOUTH 80°51'36" EAST, 50.10  
42 FEET; THENCE NORTH 69°51'28" EAST, 65.02 FEET; THENCE NORTH  
43 58°50'35" EAST, 50.98 FEET; THENCE NORTH 79°17'22" EAST, 39.80  
44 FEET; THENCE NORTH 69°29'22" EAST, 57.13 FEET; THENCE NORTH  
45 64°52'52", 63.17 FEET; THENCE NORTH 65°02'10" EAST, 42.88 FEET;  
46 THENCE NORTH 77°01'49" EAST, 39.06 FEET; THENCE NORTH 88°43'14"  
47 EAST, 65.33 FEET; THENCE SOUTH 71°39'32" EAST, 36.97 FEET, MORE  
48 OR LESS, TO THE EAST LINE OF SAID NE1/4 SW1/4; THENCE NORTH TO

1 POINT OF BEGINNING. EXCEPT FOR FOLLOWING DESCRIBED PORTION:  
2 BEGINNING AT THE NE CORNER OF SAID NE1/4 OF THE SW1/4 (CENTER OF  
3 SECTION 22); THENCE SOUTH 0°25'37" EAST, 1303.90 FEET ALONG THE  
4 EAST LINE OF SAID SUBDIVISION TO THE SE CORNER THEREOF, ALSO  
5 BEING THE SE CORNER OF THAT CERTAIN SKAGIT COUNTY ASSESSOR'S  
6 PARCEL NO. P117483; THENCE NORTH 0°25'37" WEST, 600 FEET ALONG  
7 THE PREVIOUSLY DESCRIBED LINE TO THE NORTHERLY MOST CORNER OF  
8 PARCEL P48064 AND BEING THE TRUE POINT OF BEGINNING; THENCE  
9 SOUTH 56°34'23" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL  
10 NO. P48064, 234.56 FEET TO THE TOE OF THE HILL IN WHICH DEFINES  
11 THE UPLANDS TO THE NE, IDENTIFIED ON SKAGIT COUNTY COMPREHENSIVE  
12 PLAN DATED NOVEMBER 1, 1999 AS RURAL RESERVE (RRV) AND THE  
13 LOWLANDS TO THE SW, IDENTIFIED ON SKAGIT COUNTY COMPREHENSIVE  
14 PLAN DATE NOVEMBER 1, 1999 AS NATURAL RESOURCE LAND (AG-HRL)  
15 AGRICULTURE-NRL; THENCE ALONG SAID TOE OF HILL, ALSO BEING THE  
16 LAND USE BOUNDARY LINE AS FOLLOWS: SOUTH 66°52'17" EAST, 29.42  
17 FEET; THENCE SOUTH 56°04'10" EAST, 27.82 FEET; THENCE SOUTH  
18 43°35'15" EAST, 122.06 FEET; THENCE NORTH 45°36'24" EAST, 87.94  
19 FEET, MORE OR LESS, TO SAID EAST LINT OF THE NE1/4 SW1/4 AT A  
20 POINT BEARING SOUTH 0°25'37" EAST FROM THE TRUE POINT OF  
21 BEGINNING; THENCE NORTH 0°25'37" WEST, 183.19 FEET, MORE OR  
22 LESS, ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.  
23 SURVEY AF#20040602002.


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26 hereinafter referred to as "benefitted property". Said easement shall be for the purposes of  
27 installation, operation, maintenance, repair and replacement of a septic system, including  
28 but not limited to construction and maintenance of a septic drainfield, septic transmission  
29 line, dosing tank, and transmission of roadway runoff drainage.

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32 LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS  
33 REFERENCE AS EXHIBIT "A".  
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36 Said easement shall perpetually benefit the benefitted property, shall perpetually encumber  
37 the encumbered property and shall run with the land.

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39 DATED this 26<sup>th</sup> day of , 2016.

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STATE OF (Washington)

1  
2 County of Skagit ) ss.  
3 )

4 I certify that I know or have satisfactory evidence that, David Roser  
5 the who appeared before me, and said acknowledged that signed this  
6 instrument and acknowledged it to be free and voluntary act for the uses and  
7 purposes mentioned in the instrument.

8 DATED this 20<sup>th</sup> day of May, 2016.  
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12 \_\_\_\_\_

13  
14 Notary Public in and for the  
15 State of Washington, residing  
16 at Marysville  
17

18 My Commission Expires: 6-5-19

MARYBETH RAMIREZ  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
06-05-19

EXHIBIT "A"

Said easement shall be for the purposes of installation, operation, maintenance, repair and replacement of a septic system, including but not limited to construction and maintenance of a septic drainfield, septic transmission line, dosing tank, and transmission of roadway runoff drainage.

Easement is described as follows:

In reference to the Bruce Lisser survey dated 12/18/2004, auditor file number 200406020027, starting at the Southeast end of line segment L12, the septic easement boundary line runs North 62 degrees, 0 minutes, 0 seconds East until intersecting with the 60 foot easement for ingress, egress, and utilities A.F. No. 9809020069. The septic easement lies to the Southeast of this line and is bounded further to the Southeast starting at the Southeast end of line segment L9. From the Southeast end of line segment L9, septic easement boundary runs South 81 degrees, 0 minutes, 0 seconds East for 50 feet, then North 75 degrees, 0 minutes, 0 seconds East until intersecting with the aforementioned 60 foot easement for ingress, egress, and utilities. The Northeast edge of the septic easement is bounded by the aforementioned 60 foot easement for ingress, egress, and utilities.

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