



Skagit County Auditor  
8/5/2016 Page

1 of

\$154.00  
9 8:51AM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 05 2016

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

**Grant of View Easement and Modification of  
Record Ingress and Egress Easement**

**Grantors:** Bryan K. Lloyd and Shannon M. Lloyd, husband and wife.

**Grantees:** Mark D. Edick and Rosella R. Edick, husband and wife.

**Legal Description of Grantors' property:**

*Land Title and Escrow  
#155 955-0E*

LOT 2 OF SKAGIT COUNTY SHORT PLAT PL-06-0344 RECORDED AF#200608110080, BEING A PORTION OF THE SW1/4 OF THE SE1/4 30-35-3

LOT 3 OF SKAGIT COUNTY SHORT PLAT PL-06-0344 RECORDED AF#200608110080, BEING A PORTION OF THE SW1/4 OF THE SE1/4 30-35-3

Commonly known as 1281 Padilla Bay lane, Mount Vernon, WA 98273.

*Accommodation  
only.*

Tax Parcel Nos. 350330-4-007-0600/ 124867 and 350330-4-007-0700/ P124868.

**Legal Description of the Grantees' property:**

LOT 1 OF SKAGIT COUNTY SHORT PLAT PL-06-0344 RECORDED AF#200608110080, BEING A PORTION OF THE SW1/4 OF THE SE1/4. LOT 1 OF SKAGIT COUNTY SHORT PLAT PL-06-0344 RECORDED AF#200608110080, BEING A PORTION OF THE SW1/4 OF THE SE1/4.

Tax Parcel No. 350330-4-007-0500/ P124866

**Grant of View Easement:**

The Grantors named above hereby convey unto the Grantees named above, a perpetual, appurtenant easement for view purposes across, over and above the following legally described property:

SEE ATTACHED EXHIBIT "A".

Grantors agree to limit the height of any building on the Grantors property to a height of 15' feet above the floor slab of the existing house located on Grantor's property as of the date this easement is granted.

Grantors further agree to permit Grantees to prune any vegetation on the property of the Grantors to a like height twenty-five (25) feet above the level of the slab as it exists in June 2016). Such pruning shall not be unduly disruptive to the enjoyment of the property by the Grantors. Reasonable access for the purpose of such pruning shall not be denied. Any such pruning shall be undertaken at the sole expense and risk of the Grantees, and shall not otherwise harm structures, landscaping or other property of the Grantors. Prompt removal of debris created by pruning on the part of the Grantee shall be the responsibility of the Grantee.

**Modification of Record Easement:** The ingress, egress, and utility easement serving both Lots 1 and 2 as depicted on the Survey recorded under Skagit County Auditor's File No. 200608110080 is modified as follows: Lot 1 owners (Grantees herein) relinquish and release their ingress and egress rights, but maintain their utility easements rights to the following area of the easement:

All of the easement located on Lot 2 northwest of a line perpendicular to the easement beginning thirty (30) feet from the intersection of the centerline of the easement and the cul de sac depicted on said survey. The area of the easement relinquished and released is depicted on the ATTACHED EXHIBIT "B".

All other terms conditions, and with reference to this easement shall remain in effect.

**Other Provisions:**

The undersigned agree that this Agreement is for the mutual benefit of both properties and acknowledge that the benefits constitute sufficient consideration to support the terms and conditions of the conveyances and relinquishments described herein.

By exercising the rights and obligations agreed to in this Grant of View Easement and Modification of Record Ingress and Egress Agreement, both parties agree to hold harmless and indemnify the other party from any harm or liability to third parties which may arise from the exercise of each parties' rights and obligations described herein.

The benefits and burdens of this Grant of View Easement and Modification of Record Ingress and Egress Agreement, with all conditions contained therein, shall binding on all parties, their heirs, successors and assigns and shall run with the land.

This entire Agreement shall be governed by and construed under the laws of the State of Washington. In the events litigation is instituted to enforce or interpret the rights and obligations set forth herein, the substantially prevailing party shall be entitled to an award of their reasonable attorney's fees and costs incurred in trial and on appeal.

The easement and modification described herein are specifically and solely for the owners of the Grantors' and Grantees' properties as described above and may not be extended or assigned to any other properties.

This Agreement constitutes the full agreement of the parties, and can only be modified or amended in writing, signed and executed by all parties, or as applicable, their heirs, successors, or assigns.

Dated this 1<sup>st</sup> day of August, 2016.

X [Signature]  
Bryan K. Lloyd

X [Signature]  
Shannon M. Lloyd

X [Signature]  
Mark D. Edick

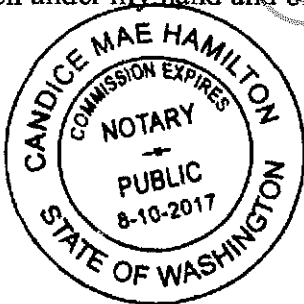
X [Signature]  
Rosella R. Edick

NOTARY ATTACHMENT

State of Washington )  
County of Skagit )

On this day personally appeared before me, Bryan K. Lloyd, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1<sup>st</sup> day of August, 2016.



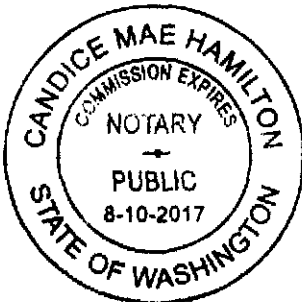
Candice Mae Hamilton (Signature of Notary)  
Candice Mae Hamilton Notary Public  
Printed Name

My Commission expires: 08/10/2017

State of Washington )  
County of Skagit )

On this day personally appeared before me, Shannon M. Lloyd, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1<sup>st</sup> day of August, 2016.



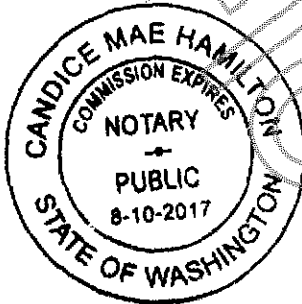
Candice Mae Hamilton (Signature of Notary)  
Candice Mae Hamilton Notary Public  
Printed Name

My Commission expires: 08/10/2017

State of Washington )  
County of Skagit )

On this day personally appeared before me, Mark D. Edick, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28<sup>th</sup> day of June, 2016.

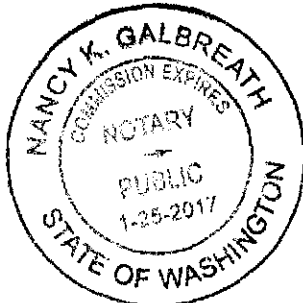


Candice Mae Hamilton (Signature of Notary)  
Candice Mae Hamilton, Notary Public  
Printed Name  
My Commission expires: 08/10/2017

State of Washington )  
County of Skagit )

On this day personally appeared before me, Rosella R. Edick, to me known to be the individual, or individuals, described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28<sup>th</sup> day of June, 2016.



Nancy K. Galbreath (Signature of Notary)  
Nancy K Galbreath, Notary Public  
Printed Name  
My Commission expires: 1-25-2017

**Exhibit "A"**

**View Easements**

**Skagit Co. Assessor's Parcel No. P-124867**

A view easement over, under and across Lot 2, Skagit County Short CaRD No. PL-06-0344, approved August 9, 2006 and recorded August 11, 2006 under Skagit County Auditor's File No. 200608110080, being a portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 35 North, Range 3 East, W.M., for the benefit of Lot 1 said Short CaRD No. PL-06-0344.

AND

**Portion of Skagit County Assessor's Parcel No. P-124868**

A view easement over, under and across a portion of Lot 3, Skagit County Short CaRD No. PL-06-0344, approved August 9, 2006 and recorded August 11, 2006 under Skagit County Auditor's File No. 200608110080, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 3 East, W.M., for the benefit of Lot 1 said Short CaRD No. PL-06-0344, said view easement being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 2 of said Skagit County Short CaRD No. PL-06-0344;  
thence North 89°59'21" East along the South line of said Lot 2 for a distance of 61.07 feet, more or less, to the East line of a construction/planting restriction area shown on the face of Skagit County Short Plat No. 40-85, recorded under Skagit County Auditor's File No. 8612080005 and being the TRUE POINT OF BEGINNING;  
thence continue North 89°59'21" East along said South line of Lot 2 for a distance of 84.55 feet to an angle point in said lot line;  
thence North 35°07'52" East for a distance of 58.00 feet to an angle point in said lot line;  
thence South 45°37'10" East for a distance of 149.15 feet to an angle point in said lot line;  
thence continue South 45°37'10" East for a distance of 40.61 feet, more or less, to the South line of said Lot 3, Skagit County Short CaRD No. PL-06-0344;  
thence South 89°59'21" West along said South line for a distance of 253.73 feet, more or less, to said East line of the construction/planting restriction area shown on the face of Skagit County Short Plat No. 40-85, at a point bearing South 0°07'22" West from the TRUE POINT OF BEGINNING;  
thence North 0°07'22" East along said East line for a distance of 85.32 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

The above-described easement area shall have a height restriction of ~~twelve~~ (15) feet from the natural grade to insure a reasonable view corridor is available to the Lot 1 building site.

# EXHIBIT "A"



LOT 1

SHORT PLAT 40-85  
LOT 1

## LINE TABLE

| NUM | BEARING     | DISTANCE |
|-----|-------------|----------|
| L2  | N45°37'10"W | 149.15'  |
| L3  | S35°07'52"W | 58.00'   |

INGRESS, EGRESS AND UTILITIES EASEMENT  
AREA FOR THE MUTUAL BENEFIT OF LOTS 1 AND 2

PL-02-0135  
LOT 2

SHORT PLAT 97-0063  
LOT 1

LOT 3

LOT 3  
PROTECTED OPEN SPACE  
P-124868

SHORT CARD PL-06-0344

LOT A  
S.P. 98-0007

S.P. 95-030  
LOT 2

VIEW EASEMENT B  
AF NO. 199908020123

SHORT PLAT 97-0063  
LOT 2

VIEW EASEMENT II  
AF NO. 9906080091

VIEW EASEMENT I  
AF NO. 9906080091

CONSTRUCTION/ PLANTING  
RESTRICTION AREA PER  
SP 40-85

LOT 3 SP 40-85

FOR ADDITIONAL BOUNDARY INFORMATION SEE SHORT CARD  
RECORDED UNDER AUDITOR'S FILE NO. 20060810080

EASEMENT EXHIBIT MAP  
PORTION OF LOT 3, SHORT CARD PL-06-0344  
SURVEY IN A PORTION OF  
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON

FOR: MARK AND ROSELLA EDICK

LISSE & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442

SCALE: 1"= 120'  
MERIDIAN: ASSUMED

DRAWING: 05-041

# EXHIBIT "B"



6-1-10

LOT 1

SHORT PLAT 40-85  
LOT 1

## LINE TABLE

| NUM | BEARING     | DISTANCE |
|-----|-------------|----------|
| L2  | N45°37'10"W | 149.15'  |
| L3  | S35°07'52"W | 58.00'   |

INGRESS, EGRESS AND UTILITIES EASEMENT  
AREA FOR THE MUTUAL BENEFIT OF LOTS 1 AND 2

PL-02-0135  
LOT 2

SHORT PLAT 97-0063  
LOT 1

LOT 3

LOT 3  
PROTECTED OPEN SPACE  
P-124868

LOT 2  
P-124867

SHORT CARD PL-06-0344

LOT A  
S.P. 98-0007

S.P. 95-030  
LOT 2

VIEW EASEMENT B  
AF NO. 199908020123

VIEW EASEMENT A  
AF NO. 199908020123

SHORT PLAT 97-0063  
LOT 2

VIEW EASEMENT II  
AF NO. 9906080091

VIEW EASEMENT I  
AF NO. 9906080091

CONSTRUCTION/PLANTING  
RESTRICTION AREA PER  
SP 40-85

EXISTING INGRESS, EGRESS  
AND UTILITIES EASEMENT  
PER S.P. 97-0063

LOT 3 SP 40-85

FOR ADDITIONAL BOUNDARY INFORMATION SEE SHORT CARD  
RECORDED UNDER AUDITOR'S FILE NO. 200608110080

EASEMENT EXHIBIT MAP  
PORTION OF LOT 3, SHORT CARD PL-06-0344  
SURVEY IN A PORTION OF  
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON

FOR: MARK AND ROSELLA EDICK

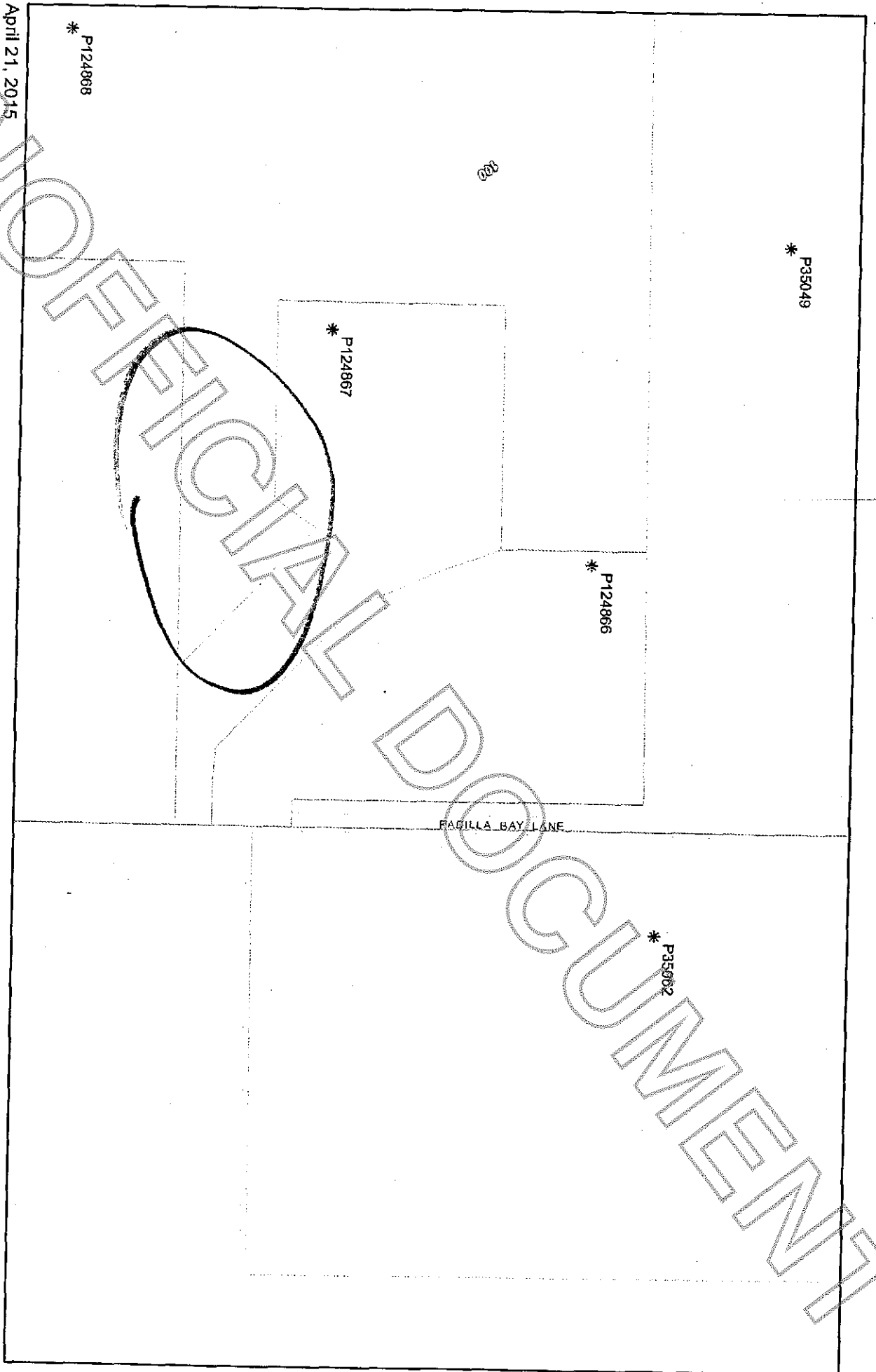
LISSE & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442

SCALE: 1"=120'  
MERIDIAN: ASSUMED

DRAWING: 05-041



EXHIBIT "C"



April 21, 2015

Legend



County Boundary



Land Accounts



Senior Citizen Accounts



Mobile Home Only Accounts



Building Only Accounts



Tax Parcels

Pre Tax Account Property

Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.