

When recorded return to:

Gayle A. Stanford
7513 W. 30th St
University Place, WA



201609140085

Skagit County Auditor

\$75.00

9/14/2016 Page

1 of

3 3:12PM

Escrow Number: JM1904

GUARDIAN NORTHWEST TITLE CO.

EASEMENT

A112347

THE GRANTOR JULIA M. PINGREE, AS HER SEPARATE PROPERTY. for and in consideration of none, easement only, conveys and quit claims to GAYLE A. STANFORD, A SINGLE WOMAN, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

A non-exclusive easement for ingress, egress, utilities, landscaping, recreation, and exclusive use of an existing well with waterlines and exclusive use of an existing metal shed, over, across and under that portion of Lot 17 of Shore Acres Addition to Guemes Island, as more fully described on Exhibit "A" hereto and delineated on Exhibit "B" hereto. Said easement is to be appurtenant to the Grantee's adjacent Lot 18 of said plat.

The Grantor herein has no knowledge of and makes no guarantees about the quantity or quality of water in said well.

Subject to matters of record.

Tax Parcel Number(s): P69149

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: September 13, 2016

SEP 14 2016

Julia M. Pingree

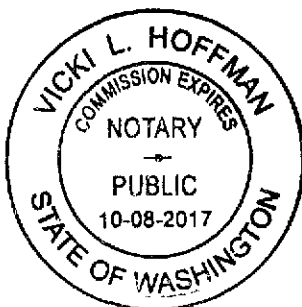
Amount Paid \$
Skagit Co. Treasurer
By Man Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Julia M. Pingree is the person who appeared before me, and said person acknowledges that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-13-16

Vicki L. Hoffman



Notary Public in and for the State of Washington

Residing at: Coupeville

My appointment expires: 10-8-17

Julie Pingree
Job No. 14016
January 23, 2015

EXHIBIT "A"

LEGAL DESCRIPTION

THAT portion of Lot 17 of the plat of Shore Acres Addition to Guemes Island as recorded under Volume 7 of Plats, Pages 90 to 91, Records of Skagit County, Washington, ALL within Government Lot 3 of Section 8, Township 35 North, Range 2 East, W.M., Guemes Island, Skagit County, Washington, being more particularly described as follows:

COMMENCING at the northeasterly common corner of Lot 17 and Lot 18;

THENCE along the common line between said Lot 17 and said Lot 18, S 21°55'20" W, 45.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE northwesterly and at right angles to said common line, N 68°04'40" W, 22.00 feet;

THENCE parallel with said common line, S 21°55'20" W, 40.00 feet;

THENCE S 08°52'50" W, 60.44 feet;

THENCE parallel with said common line, S 21°55'20" W, 105.00 feet;

THENCE S 16°55'10" W, 95.89 feet to a point on the northeasterly margin of Upland Drive AND being the southeasterly common corner between said Lot 17 and said Lot 18;

THENCE northeasterly along said common line, N 21°55'20" E, 299.39 feet to the **TRUE POINT OF BEGINNING**.

(Containing 3,051 square feet, more or less)

See attached Exhibit "B".

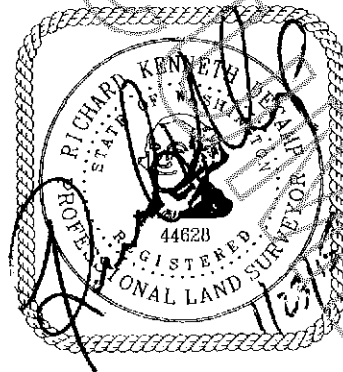
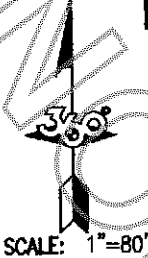


EXHIBIT "B"

TO ACCOMPANY LEGAL DESCRIPTION



SCALE: 1"=80'

PLAT OF HOLIDAY HIDEAWAY

POINT OF COMMENCEMENT

LOT 17
(TAX PARCEL P69149)

N68°04'40"W
22.00

TRUE POINT OF BEGINNING

METAL SHED
(NOT ON FOUNDATION)
4' x 4' WELL
HOUSE/PUMP HOUSE
(OVER THE LINE)

THIS LEGAL
DESCRIPTION

PORTION OF
LOT 16

OVERHEAD POWER

POWER POLE

DRIVEWAY

N21°55'20"E
105.00

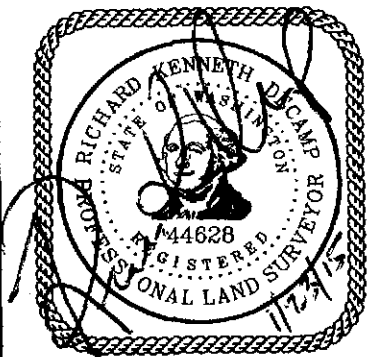
N16°55'10"E
85.89

UPLAND DR.

PORTION OF GOV'T LOT 3, SEC. 8, T.35 N., R. 2 E., W.M.,
GUEMES ISLAND, WASHINGTON

LOT 17, "SHORE ACRES SUBDIVISION TO GUEMES ISLAND"
ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS,
AT PAGE 90 AND 91, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

FOR JULIA PINGREE



360 SURVEYING & MAPPING, LLC



2022 M Avenue
Anacortes, WA 98221
(425) 835-3360
kendecamp@gmail.com

DATE: 1/23/15

DRAWN BY: RKD

JOB NO: 14016

SHEET: 1 OF 1