



201609290073

Skagit County Auditor

\$79.00

9/29/2016 Page

1 of

7 1:47PM

*Burnington office***Grant of View Easement****Grantors:** Brian 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:**

LOT 3 OF SKAGIT COUNTY SHORT PLAT PL-06-0344 RECORDED AF#200608110080, BEING A
PORTION OF THE SW ¼ OF THE SE ¼ 30-35-3

Commonly known as 1281 Padilla Bay Lane, Mount Vernon, WA 98273

Tax Parcel No. 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 SW ¼ OF THE SE ¼. LOT 1 OF SKAGIT COUNTY SHORT PLAT PL-06-0344
RECORDED AF#200608110080, BEING A PORTION OF THE SW ¼ OF THE SE ¼.

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

#155955-08

*Accommodation***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 & A1".

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

EASEMENT
SEP 29 2016

Amount Paid \$ ☒
Skagit Co. Treasurer
By *HB* Deputy

Grantor agrees to no planting of vegetation or construction of any type, permanent or temporary, within the view easement area without written permission from grantee.

Grantors further agree to permit Grantees to prune any vegetation on the property of the Grantors. 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.

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 conveyance described herein.

By exercising the rights and obligations agreed to in this Grant of View Easement, 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, with all conditions contained therein, shall be binding on all parties, their heirs, successors and assigns and shall run with the land.

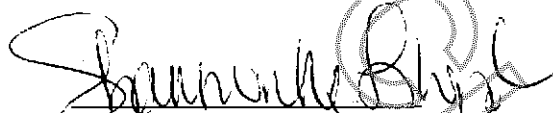
This entire Agreement shall be governed by and construed under the laws of the State of Washington. In the event litigation is instituted to enforce or interpret the rights and obligations set forth herein, the substantially prevailing party shall be entitled to an award of their reasonable attorney's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


The easement described herein is 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 21 day of September, 2016


Brian K. Lloyd


Shannon M. Lloyd

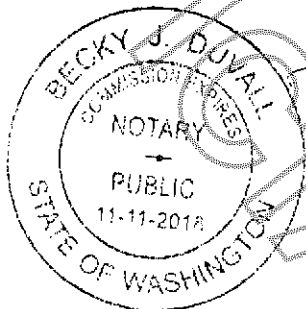

Mark D. Edick
9-23-2016


Rosella R. Edick
9.23.2016

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 23rd day of September, 2016.



Becky J. Duvall (Signature of Notary)

Becky J. Duvall, Notary Public

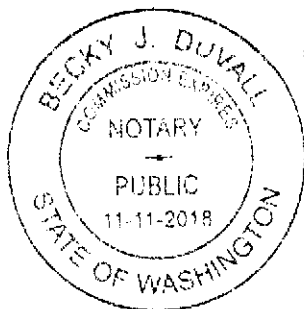
Printed Name

My Commission expires: 11-11-18

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 23rd day of September, 2016.



Becky J. Duvall (Signature of Notary)

Becky J. Duvall, Notary Public

Printed Name

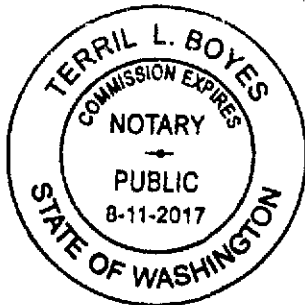
My Commission expires: 11-11-18

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 27th day of Sept., 2016.

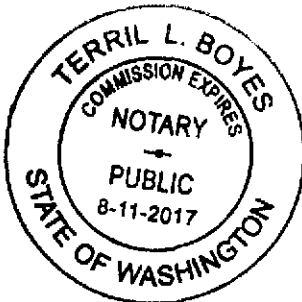


Terril L. Boyes (Signature of Notary)
Terril L. Boyes, Notary Public
Printed Name
My Commission expires: 8-11-17

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 27th day of Sept., 2016.



Terril L. Boyes (Signature of Notary)
Terril L. Boyes, Notary Public
Printed Name
My Commission expires: 8-11-17

Exhibit "A"

View Easement

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 $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ 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:

That portion of Lot 3, Skagit County CaRD No. PL-06-0344, lying North of the North line of Lot 2 of said Skagit County CaRD, and extending North to the North line of Lot 3, and lying West of the West line of Lot 1 of said Skagit County CaRD, and extending to a North/South line of the existing view easement over and across the West 327' of Lot 3.

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.

EXHIBIT "A-1"



6-1-16

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'

PL-02-0135
LOT 2

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

LOT 3

SHORT PLAT 97-0063
LOT 1

EXISTING
DRAINFIELD

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

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 360-419-1442

SCALE: 1"=120'
MERIDIAN: ASSUMED

DRAWING: 05-041