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Skagit County Auditor

\$75.00

4/6/2017 Page

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3 3:43PM

GRANT OF EASEMENT

Grantor(s) Edwin A. Frank and Darryln P. Frank, husband and wife

Grantee(s) A. Duane and Lianne J. Pearson, Malmquist Family Revocable Living Trust, David A. Malmquist, Trustee

Grantor's Abbreviated legal description: DRIFTWOOD TRS TDLNDS INFER OF & S 10FT LT 15 & ALL LT 16

Grantor's Assessor's Parcel/Tax ID No. P65128/3905-000-016-0002

Grantee's Abbreviated legal description: Lots 14 and 15, Driftwood Tracts of Guemes Island

Grantee's Assessor's Parcel/Tax ID No. P65127/3905-000-015-0003

1. THE GRANTORS, Edwin A. Frank and Darryln P. Frank, husband and wife, are owners of the following property, herein referred to as the subservient property:

Tract 16, "Driftwood Tracts of Guemes Island", according to the recorded plat thereof in the office of the auditor of Skagit County, Washington, in Volume 6 of Plats, page 15.

and

The southern 10 feet of Tract 15 of Driftwood Tracts, Guemes Island according to the plat thereof, recorded in the office of the Auditor of Skagit County, Washington, in Volume 6 of Plats at page 15.

TOGETHER WITH any and all interest the Grantors may have in tidelands adjacent to the above described property.

2. THE GRANTEES, A. Duane and Lianne J. Pearson, Malmquist Family Revocable Living Trust, David A. Malmquist, Trustee, are the owners of the following property, hereby referred to as the dominant property:

Lots, 14 and 15, DRIFTWOOD TRACTS OF GUEMES ISLAND, according to the plat thereof recorded in Volume 6 of Plats, page 15, records of Skagit County, Washington:

Except the Southerly 10 feet of Lot 15

UNRECORDED
TOGETHER WITH tidelands of the second class, as conveyed by the State of Washington, under Auditors File No. 106584, situate lying within said Lots; Situated in Skagit County, Washington

3. The Grantors hereby grant to the Grantees as easement for underground residential utilities over the subservient property to serve residential use for residence lawfully situated on the dominate property and to serve subsequent lawful residential or private recreational development or construction on the dominant property. Said easement is described herein as follows:

a 20 foot wide underground utility easement under the east 200 feet of the south 10 feet of lot 15 and the east 200 feet of the north 10 feet of lot 16 of Driftwood Tracts.

4. Grantees shall have the right, at their own expense, to maintain the easement hereby granted provided that no improvements to the easement shall touch or interfere with the remaining portion of the subservient property. Nor shall the grantees conduct any activity on the easement that constitutes a nuisance or that interferes with unreasonably with the grantor's use of the remaining portion of the subservient property. Grantors reserve the right to use the easement for their own proposes provided they do not damage the improvements made by the grantees or do not interfere with the grantees' use of the easement.

5. Said easement shall be for the benefit of the property owned by the Grantees as described above and shall be a burden on the property owned by the Grantors. This easement is superior and paramount to the rights of the parties to any subservient estate created herein, and said easement shall be binding upon the heirs, successors, and assigns of the parties thereto.

SIGNED THIS 6TH DAY OF APRIL, 2017.

Edwin A. Frank
EDWIN A. FRANK

Darryl P. Frank
DARRYLY P. FRANK

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

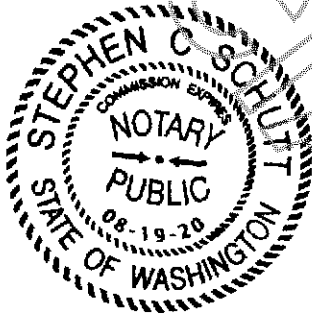
APR 06 2017

Amount Paid \$ /
Skagit Co. Treasurer
By MB Deputy

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

On this day personally appeared before me Edwin A. Frank and Darryln P. Frank, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DATE ABOVE WRITTEN.



Schutt SC
Print Name Stephen C. Schutt
NOTARY PUBLIC in and for the State
of Washington residing at Anacortes
My commission expires: Aug 20 20