



201705190075

Skagit County Auditor

\$76.00

5/19/2017 Page

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4 2:44PM

When recorded return to:

Della C. Howard**6098 State Route 20****Anacortes, WA 98221**

Filed for record at request of:

Della C. Howard

Easement

The GRANTOR, **Della Howard**, hereby grants to the GRANTEE, **Della C. Howard, AND/OR HER ASSIGNS**, a NON-EXCLUSIVE EASEMENT FOR ACCESS, EGRESS AND UTILITIES UNDER, OVER AND ACROSS the herein described easement. Said easement fully described at Exhibit "A", attached herein.

Said easement is granted subject to the following:

- 1) Said easement is to benefit that Parcel carried on the Skagit County Tax Rolls under tax account number (P73236) 4101-173-013-0000, more fully described at Exhibit "B", attached herein.
- 2) Said easement rights will run with land benefiting the said GRANTEES and/or their assigns.
- 3) Said easement description and attached depiction of the subject easement was prepared by Sound Development Group, Job Number P73217.

Parcel burdened by the subject easement:

Tax # (P73217) 4101-150-026-0003

Parcel benefitted by the subject easement:

Tax # (P73236) 4101-173-013-0000

Abbreviated Legal: portion Block 150, "MAP OF FIDALGO CITY, SKAGIT CO."

Dated: May 17, 2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 19 2017

Amount Paid \$

Skagit Co. Treasurer

By Mh Deputy

Della C. Howard
Della C. Howard

STATE OF Washington

County of Snohomish

I certify that I know or have satisfactory evidence that **Della C. Howard**, is the individual who appeared before me, said individual acknowledged 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 this 17th day of May, 2017.

Michelle R Waterman

Notary Public in and for the

State of Washington, residing at Camano Island, WA

My appointment expires 3/27/21



EXHIBIT 'A'

Easement Description

LEGAL DESCRIPTIONS ACCESS EASEMENT

IMPACT AREA OF EASEMENT

A NON-EXCLUSIVE EASEMENT BEING 25 FEET IN WIDTH FOR ACCESS, EGRESS AND UTILITIES OVER, UNDER AND UPON AN EXISTING SURFACED ROADWAY AS IT PRESENTLY EXISTS ALL BEING IN WITHIN THAT CERTAIN PARCEL NOTED AS "P73217" AS RECORDED UNDER AUDITORS FILE NUMBER 20061220008 RECORDS OF SKAGIT COUNTY WASHINGTON, WITH IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. THE RIGHT EDGE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AT IT TRAVERSES NORTH ACROSS SAID "P73217" AS TO FORM A CONTINUOUS STRIP:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID PARCEL AND BEING THE CENTERLINE OF THE VACATED COMMERCIAL AVENUE NEAR BLOCK 150 OF "CITY OF FIDALGO SKAGIT COUNTY AND TERRITORY OF WASHINGTON" ACCORDING TO THE PLAT THEREOF; THENCE NORTH $1^{\circ}22'05''$ EAST ALONG SAID PARCEL 262.79 FEET TO A CURVE TO THE LEFT, THENCE ALONG SAID CURVE TO THE NORTHWEST HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF $89^{\circ}59'35''$ AN ARC LENGTH OF 62.83 FEET TO THE NORTHERLY LINE OF SAID PARCEL AND THE CENTERLINE OF VACATED 4TH STREET; THENCE NORTH $88^{\circ}37'30''$ WEST 125.13 FEET TO AN ANGLE POINT FEET TO AN ANGLE POINT IN SAID PARCEL; THENCE NORTH $50^{\circ}45'51''$ WEST 52.32 FEET TO THE INTERSECTION WITH THE SOUTH MARGIN OF STATE ROUTE 20 AND THE **TERMINUS** OF SAID RIGHT EDGE OF THE EASEMENT.

THE SIDELINES OF SAID STRIP EASEMENT SHOULD BE PROLONGED OR SHORTENED SO AS TO BEGIN AT THE SOUTH LINE OF SAID PARCEL AND END AT THE RIGHT OF WAY MARGIN OF SAID STATE ROUTE 20.

EXHIBIT 'B'

Parcel benefitted by subject Easement

(P73236) 4101-173-013-0000

The Southerly 137.22 feet of Lots 1 through 26, inclusive, all being part of Block 150, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH Lots 1 through 13, inclusive, Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

AND TOGETHER WITH that portion of Lots 21, 22, 23, 24, 25 and 26, Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

AND ALSO TOGETHER WITH that portion of vacated streets and alleys adjoining the above described premises, which have reverted to said premises by process of law and/or by vacation;

EXCEPT that portion of Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, as conveyed to Jenny Clare Drews and Udo Drews, wife and husband, by Statutory Warranty Deed recorded November 13, 2007, under Skagit County Auditor's File No. 200711130178.

Situate in the County of Skagit, State of Washington.

