



201711130189

Skagit County Auditor

\$80.00

11/13/2017 Page

1 of

7 1:48PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 13 2017

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

**GRANT OF RECIPROCAL EASEMENT
FOR INGRESS, EGRESS AND UTILITIES**

- Grantors:** (1) Rudolph W. Kerkvliet & Kathleen P. Kerkvliet, Trustees of the Rudolph W. Kerkvliet & Kathleen P. Kerkvliet Trust Dated November 7th, 2012
(2) Donald L. Gerrior & Lucinda L. Gerrior, h/w
- Grantees:** (1) Rudolph W. Kerkvliet & Kathleen P. Kerkvliet, Trustees of the Rudolph W. Kerkvliet & Kathleen P. Kerkvliet Trust Dated November 7th, 2012
(2) Donald L. Gerrior & Lucinda L. Gerrior, h/w

Legal Description: ptn SE ¼ SE ¼ NW ¼ 19-34N-4EWM

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account Nos.: P26627; P26648; P26646

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 7th day of November, 2017, by and between Rudolph W. Kerkvliet & Kathleen P. Kerkvliet, Trustees of the Rudolph W. Kerkvliet & Kathleen P. Kerkvliet Trust Dated November 7th, 2012, as Grantors/ Grantees, and Donald L. Gerrior & Lucinda L. Gerrior, husband and wife, as Grantors/ Grantees.

Recitals

- a. Donald L. Gerrior & Lucinda L. Gerrior are the owners of the real property identified as Parcels A & B, bearing Parcel Nos. P26627 and P26648, described in the attached Exhibit A.
- b. The Kerkvliet Revocable Trust is the owner of the real property identified as Parcel C, bearing Parcel No. P26646, also described in the attached Exhibit A.
- c. A diagram showing the location of the subject properties and the subject easements is attached hereto as Exhibit B.
- d. The parties wish to impose mutual and reciprocal easements over their respective properties, for the benefit of each other, and execute this instrument to that end.

Grant of Easements

Therefore, for and in consideration of the mutual easements herein set forth, and for no monetary consideration, each party grants and conveys perpetual easements to the other, as follows:

1. Rudolph W. Kerkvliet & Kathleen P. Kerkvliet, as Trustees of the Rudolph W. Kerkvliet & Kathleen P. Kerkvliet Trust Dated November 7th, 2012, Grantors, grant and convey to Donald L. Gerrior & Lucinda L. Gerrior, husband and wife, Grantees, a non-exclusive easement for ingress, egress and utilities over, across, under and through the following-described real property, located in Skagit County Washington:

The West 16.00 feet of Parcel C, as described in the attached Exhibit A.

(P26646)

The easement herein granted shall run with and be appurtenant to the property owned by Grantees and described as Parcels A and B on the attached Exhibit A.

2. Donald L. Gerrior & Lucinda L. Gerrior, husband and wife, Grantors, grant and convey to Rudolph W. Kerkvliet & Kathleen P. Kerkvliet, Trustees of the Rudolph W. Kerkvliet & Kathleen P. Kerkvliet Trust Dated November 7th, 2012, Grantees, a non-exclusive easement for ingress, egress and utilities over, across, under and through the following-described real property, located in Skagit County Washington:

The West 16.00 feet of Parcels A and B, as described in the attached Exhibit A, EXCEPT alleyways.

(P26627; P26648)

The easement herein granted shall run with and be appurtenant to the property owned by Grantees and described as Parcel C on the attached Exhibit A.

WITNESS the hand of the parties:

Donald L. Gerrior
DONALD L. GERRIOR

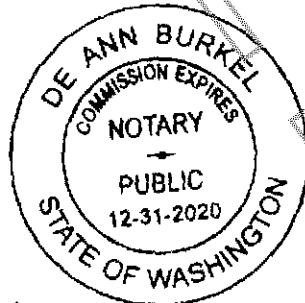
Rudolph W. Kerkvliet
RUDOLPH W. KERKVLIT

Lucinda L. Gerrior
LUCINDA L. GERRIOR

Kathleen P. Kerkvliet
KATHLEEN P. KERKVLIT

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

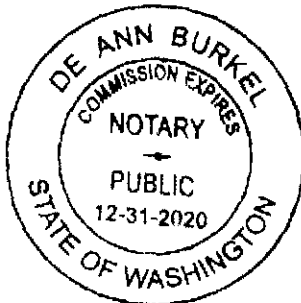
On this 7th day of November, in the year 2017, before me personally appeared Donald L. Gerrior, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same for the purposes therein mentioned.



DeAnn Burkel
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Burlington
My commission expires: 12.31.20
Printed Name: DeAnn Burkel

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

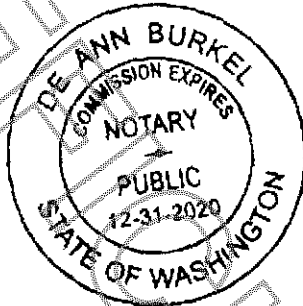
On this 7th day of November, in the year 2017, before me personally appeared Lucinda L. Gerrior, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.



DeAnn Burkel
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Burlington
My commission expires: 12.31.20
Printed Name: DeAnn Burkel

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

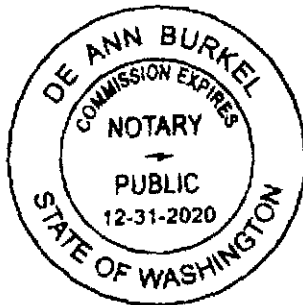
On this 7th day of November, in the year 2017, before me personally appeared Rudolph W. Kerkfiet, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same for the purposes therein mentioned.



DeAnn Burkel
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Burlington
My commission expires: 12-31-20
Printed Name: DeAnn Burkel

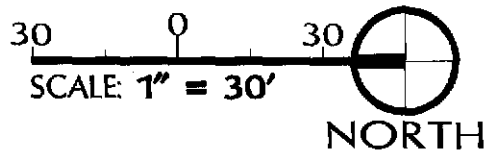
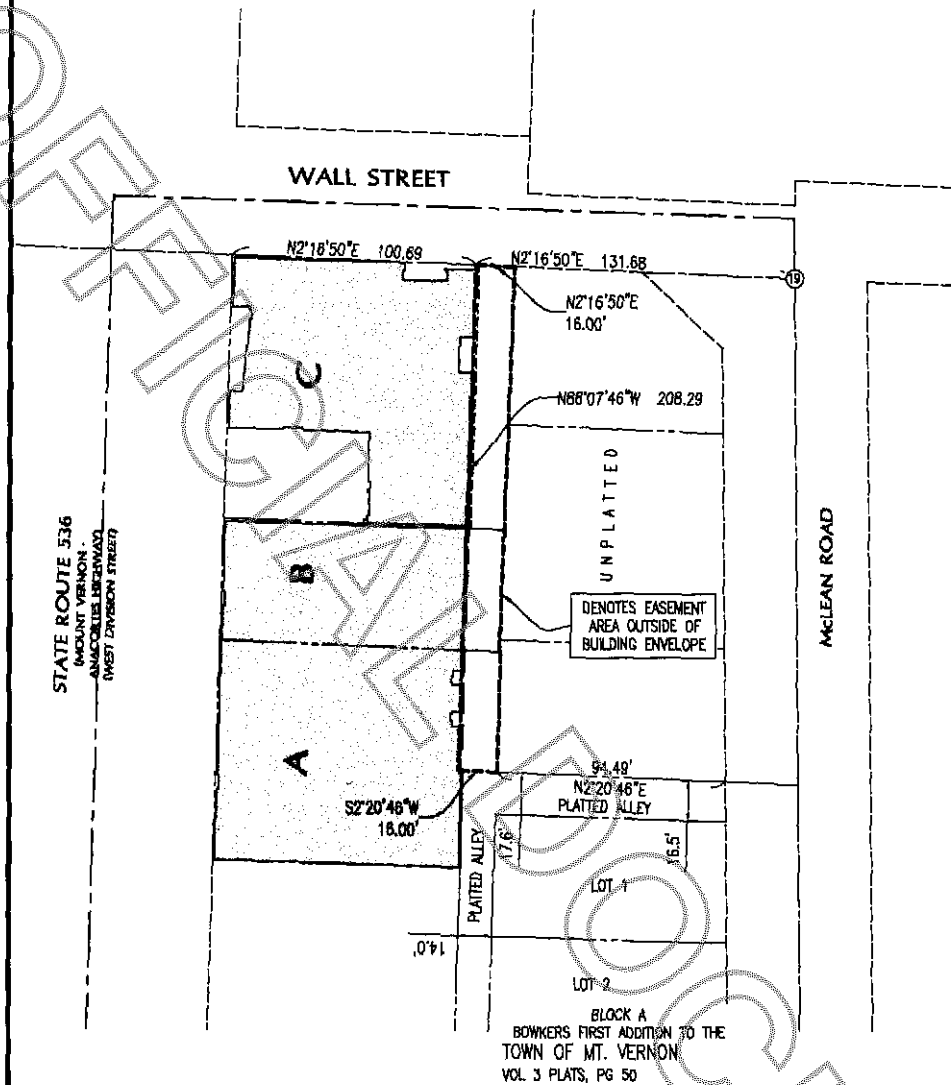
STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 7th day of November, in the year 2017, before me personally appeared Kathleen P. Kerkfiet, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.



DeAnn Burkel
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Burlington
My commission expires: 12-31-20
Printed Name: DeAnn Burkel

IN A PORTION OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 E, W.M.



Sound Development Group

ENGINEERING, SURVEYING & LAND

DEVELOPMENT

P.O. Box 1705 • 11111 Mount Vernon, WA 98202

Tel: 360-424-2011 Fax: 360-424-2013

SHEET DESCRIPTION

EASEMENT

EXHIBIT "B"

PROJECT

HANSEN'S FURNITURE & CRAFT STOVE
FOR
CARLETTI ARCHITECTS & KERKVIET TRUST

SCALE

DRAWN BY:

JOB NUMBER: 16066&16078

DATE

1" = 30'

MWARE

OCT. 2017

DRAWING NAME

16066ESMT.dwg

SHEET

EXHIBIT B

EXHIBIT "A"

AFFECTED PARENT PARCELS OF RECORD

PARCEL A – SKAGIT COUNTY PARCEL - P26627

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER OF McLEAN ROAD, SOUTH 88°21'00" WEST, 208.70 FEET FROM THE CENTER OF SAID SECTION 19; THENCE NORTH 1°15'20" EAST, A DISTANCE OF 124.53 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT LYING SOUTH 89°24'00" EAST, 17.58 FEET EAST OF THE NORTHWEST CORNER OF LOT 1, "BOWKER'S FIRST ADDITION TO THE TOWN OF MT. VERNON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89°24'00" EAST ALONG THE PROJECTED NORTH LINE OF SAID "BOWKER'S FIRST ADDITION TO THE TOWN OF MT. VERNON", A DISTANCE OF 49.84 FEET; THENCE NORTH 1°10'56" EAST, A DISTANCE OF 116.01 FEET TO THE SOUTHERLY MARGIN OF DIVISION STREET EXTENSION; THENCE NORTH 89°23'45" WEST ALONG THE SOUTH LINE OF SAID DIVISION STREET EXTENSION, A DISTANCE OF 90.86 FEET TO THE NORTHEAST CORNER OF A PARCEL CONVEYED TO TERRY SANDERSON ON NOVEMBER 8, 1994, UNDER AUDITORS FILE NO. 9411080022, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 0°36'00" WEST, A DISTANCE OF 102.11 FEET TO THE NORTH MARGIN OF A 14 FOOT WIDE ALLEY IN SAID "BOWKER'S FIRST ADDITION TO THE TOWN OF MT. VERNON": THENCE SOUTH 89°24'00" EAST, PARALLEL TO THE SAID NORTH LINE OF LOT 1 OF SAID "BOWKER'S FIRST ADDITION TO THE TOWN OF MT. VERNON", A DISTANCE OF 40.00 FEET, THENCE SOUTH 1°15'20" WEST, A DISTANCE OF 14.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B - SKAGIT COUNTY PARCEL - P26648

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF MOUNT VERNON-ANACORTES HIGHWAY AND THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE TO A POINT 63 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 40°59' WEST, 45.68 FEET TO THE NORTH LINE OF THE McLEAN ROAD; THENCE SOUTH 87°10' WEST ALONG SAID NORTH LINE 35.00 FEET; THENCE NORTH 87.75 FEET; THENCE SOUTH 89°52'30" WEST, 93.7 FEET; THENCE NORTH TO THE SOUTH LINE OF THE MOUNT VERNON-ANACORTES HIGHWAY; THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL C - SKAGIT COUNTY PARCEL P26646

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF MOUNT VERNON-ANACORTES HIGHWAY AND THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE TO A POINT 63 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH $40^{\circ}59'$ WEST, 45.68 FEET TO THE NORTH LINE OF THE McLEAN ROAD; THENCE SOUTH $87^{\circ}10'$ WEST ALONG SAID NORTH LINE TO A POINT 153.7 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 92.18 FEET; THENCE WEST 5 FEET; THENCE NORTH TO THE SOUTH LINE OF THE MOUNT VERNON-ANACORTES HIGHWAY; THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

EXCEPT THE WEST 50 FEET THEREOF,

AND EXCEPT THAT PORTION LYING SOUTHERLY OF THE NORTH LINE OF A TRACT CONVEYED TO CAROLYN H. HAMER BY DEED RECORDED DECEMBER 30, 1985 UNDER AUDITORS FILE NO. 8512300091, AND SAID NORTH LINE PROJECTED WESTERLY TO THE WEST LINE OF THE ABOVE DESCRIBED TRACT.

EXCEPT ANY PORTION THEREOF LYING WESTERLY OF THE WEST LINE OF THOSE PREMISES SOLD TO JAMES BUGAI ON CONTRACT JANUARY 21, 1971 AS SKAGIT COUNTY AUDITOR SOUTH FILE No. 735144.