



201801030060

Skagit County Auditor

\$78.00

1/3/2018 Page

1 of

5 1:38PM

When Recorded, Return to:

**FURLONG & BUTLER**

ATTORNEYS

BRADFORD E. FURLONG

825 CLEVELAND AVENUE

MOUNT VERNON, WA 98273

**EASEMENT**

<b>Grantor:</b>	<b>RANDALL G. WALTERS and CYNTHIA L. WALTERS, husband and wife</b>
<b>Grantee:</b>	<b>DONALD AND ANN CALDWELL, husband and wife</b>
<b>Legal Description:</b> (abbreviated)	Ptn N 1/2 of SW 1/4, 14-34-1E W.M. aka Tr.9, Survey 840303
<input checked="" type="checkbox"/> Additional on:	<b>EXHIBIT A</b>
<b>Assessor's Property Tax Parcel / Account No.</b>	P19412
<b>Reference Nos.:</b>	N/A

This Agreement made this 29 day of Dec 2017, by and between RANDALL G. WALTERS and CYNTHIA L. WALTERS, husband and wife, hereinafter "Grantors" and DONALD and ANN CALDWELL, husband and wife, hereinafter "Grantees."

The Grantors, owners of real property described in Exhibit A hereto ("Grantors' Property"), for no monetary consideration, hereby grant, warrant and convey unto Grantees a nonexclusive easement for ingress, egress and utilities over and across Sky Island Lane, as shown on that certain survey of Bonnie Acres, recorded under Skagit County Auditor's File No. 840303 ("Bonnie Acres Survey"), and in such location as said roadway is currently constructed upon Grantors' Property. Said easement shall be appurtenant to, run with and benefit Grantee's real property described in Exhibit B hereto ("Grantees' Property"). This Easement shall be solely for the benefit of one (1) additional residential lot to be created as part of Grantees' Property upon the death of either Donald Caldwell or Ann Caldwell.

[Balance of page intentionally blank, signatures on following pages]

SKAGIT-COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

~~JAN 02 2018~~

Amount Paid \$  
By *[Signature]* Skagit Co. Treasurer Deputy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 03 2018

Amount Paid \$  
By *[Signature]* Skagit Co. Treasurer Deputy

EASEMENT

Page 1





**EXHIBIT A**  
**LEGAL DESCRIPTION OF GRANTOR'S PROPERTY**

Parcel 9 of Survey recorded August 5, 1976 under Auditor's File No. 840303 and filed in Volume 1 of Surveys, page 197, and being a portion of the North ½ of the Southwest ¼ of Section 14, Township 34 North, Range 1 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress and for the placement, repair, and maintenance of utilities over, across and under a strip of land 60 feet in width, and being 30 feet on each side the centerline as shown on the face of said survey.

TOGETHER WITH, a tract of land in the Southwest ¼ of Section 14, Township 34 North, Range 1 East, WM, described as follows:

Beginning at the Southwest corner of Lot 9 as shown on Survey filed August 5, 1976, under Auditor's File No. 840303, at page 197 in Book 1 of Surveys, records of Skagit County, Washington;

thence North 89°26'34" West along the South line of said Lot 9 for 269.46 feet;

thence South 0°33'26" West for 161.66 feet;

thence South 89°26'34" East for 269.46 feet;

thence North 0°33'26" East for 161.66 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**  
**LEGAL DESCRIPTION OF GRANTEES' PROPERTY**

Parcel 1, as described and depicted in that certain Boundary Line Adjustment Quit Claim Deed recorded May 23, 2007 under Skagit County Auditor's File No. 200705230166, being a portion of the Southwest ¼ of Section 14, Township 34 North, Range 1 East, W.M.

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.