

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

EASEMENT  
JAN 31 2018

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



201801310050  
Skagit County Auditor

1/31/2018 Page

1 of

\$152.00  
5 11:02AM

Lonnie R. Williams  
2111 18<sup>th</sup> St.  
Anacortes, WA 98221

### EASEMENT AND RIGHT OF WAY AGREEMENT

Made this 24<sup>th</sup> day of January, 2018, by and between Sharon L. Cody and Darla J. Henry the owner(s) of the property located in the County of Skagit, in the State of Washington, hereinafter referred to as "GRANTOR(S)", and Lonnie R. Williams the requesting party, hereinafter referred to as "GRANTEE."

#### WITNESSETH:

That in the consideration of the sum of \$1.00 Dollar to the Grantor(s) in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged by both parties, the said Grantor(s) does hereby grant and convey unto the Grantee, its heirs and assigns, the easement and right-of-way hereinafter described for the installation, construction, maintenance, repair, operation, removal and inspection of a 10' wide driveway located as shown on the attached map addendum (page 4), within said easement and right-of-way, across the NW corner of the property known as 18380 State Route 20, Burlington, Washington 98233, Parcel Number P23687,

Abbreviated legal:

THAT PORTION OF GOVERNMENT LOT 3 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (full legal description page 5)

described in a deed dated 01/11/2013, and recorded among the Land records of Skagit County Washington, to serve improvements on property known as 18368 State Route 20, Burlington, Washington 98233, Parcel Number P133378, more particularly described in a deed dated 07/19/2016, recorded among the Land Records of Skagit County in the State of Washington.

The Grantee hereby intended to be grant and convey, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining, unto and to benefit forever the Grantee, its heirs, successors and assigns;

AND

the Grantor, for its heirs, successors and assigns, covenants and agrees with the Grantee, its heirs, successors and assigns as follows:

FIRST:

that the Grantor will not erect nor permit to be erected any building or structure of any nature whatsoever within the above described easement and right-of-way, nor fill or excavate within the said right-of-way without the consent of the Grantee;

SECOND:

that the Grantee, its heirs, successors and assigns shall at all times have the right of ingress and egress over said easement and right-of-way for the purpose of installing, constructing, reconstructing, maintaining, repairing, operating, removing and inspecting a driveway or any additional service connections within the said easement and right-of-way, said ingress and egress to be along the line herein designated on the attached map;

THIRD:

that the Grantor will warrant specially said easement and right-of-way and will execute such further assurances thereof as may be requisite;

FOURTH:

that Grantee accepts this easement and right of way granted hereto and will properly maintain the driveway or any additional service connections within the easement, at the Grantees sole cost and expense;

FIFTH:

that the Grantor and Grantee agree that the said easement and right of way shall run with the land.

IN WITNESS WHEREOF,

the Grantor and Grantee have hereunto affixed their hands and seals the day and year first herein above written.

By Sharon L Cody  
(Grantor - Sharon L Cody)

By Darla J Henry  
(Grantor - Darla J Henry)

By Lonnie R Williams  
(Grantee - Lonnie R Williams)

Notary Public  
State of Washington  
County of Skagit

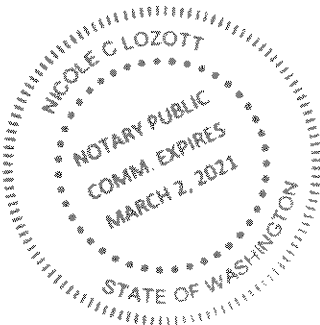
I HEREBY CERTIFY

that on this 24<sup>th</sup> day of January, before me, the subscriber, a Notary Public of the jurisdiction aforesaid, personally appeared

Sharon Cody, Darla Henry, Lonnie Williams known to me (or satisfactorily proven) to be the person whose name subscribed to the with in instrument and acknowledged that their wishes to be executed the same for the purposes therein contained.

IN WITNESS WHERE OF I hereunto set my hand and official seal.

Nicole C Lozot  
Notary Public  
My Commission expires: March 2, 2021



UNRECORDED

Addendum 1  
Driveway Easement Map  
18380 SR 20  
Burlington, WA 98233



Full Legal Description:

(DK12) THAT PORTION OF GOVERNMENT LOT 3 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WITH THE SOUTH LINE OF THE STATE ROAD; THENCE NORTH 63 DEGREES 33' 30" EAST ALONG (THE) SOUTH LINE OF SAID ROAD 779.94 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 63 DEGREES 33' 30" EAST ALONG ROAD RIGHT-OF-WAY LINE 167.13 FEET; THENCE SOUTH 00 DEGREES 16' 30" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 300.00 FEET; THENCE SOUTH 63 DEGREES 33' 30" WEST 167.13 FEET; THENCE NORTH 00 DEGREES 16' 30" WEST 300 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT, TO-WIT: THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 331.56 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88 DEGREES 54' 15" WEST ALONG SAID SOUTH LINE 694.72 FEET; THENCE NORTH 00 DEGREES 16' 30" WEST 165.18 FEET; THENCE NORTH 63 DEGREES 33' 30" EAST 775.31 FEET; THENCE SOUTH 00 DEGREES 08' 25" EAST 527.09 FEET TO THE POINT OF BEGINNING, EXCEPT ROAD RIGHT-OF-WAY CONVEYED ON WARRANTY DEED TO THE STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION UNDER AF#200706290200.