

Return to Bruce Flanagan, Atty at law
3706 West 2nd St., Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 16 2018

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



201804160141
Skagit County Auditor \$76.00
4/16/2018 Page 1 of 3 1:46PM

Grant of Private Affirmative Easements

Grantor: T. S. Anacortes Enterprises LLC

Abbreviated Legal Description: Section 3, Township 34 North, Range 2 East; Ptn. Of SW ¼ of SE ¼. ID Parcel No: P19776. Assessor's Parcel Tax ID no. 340203-4-014-001. Street Address 9720-48 Padilla Heights Road, Anacortes, WA, 98221; consisting of 10 acres.

GUARDIAN NORTHWEST TITLE CO.
ASSURANCE RECORDING ONLY

Grantee: Carol S Barber

Abbreviated Legal Description: Including M/H 8 X 40 KIT/GOLDENSTATE/ /E 8 ½ RDS OF FOL DESC TR S & RDS OF SW ¼ SE ¼ EXC E 21 AC & RD R/W. ID Parcel No. P19778 Assessor's Parcel Tax ID no. 340203401160009, consisting of 3.88 acres. St. Address 9706 Padilla Heights Rd., Anacortes, WA 98221.

The Grantor, T.S. Anacortes Enterprises, LLC, is the owner of the property referred to above, and referred to herein as the Servient Property.

The Grantee, Carol S Barber, is the owner of the property, referred to above, herein referred to as the Dominant Property.

For the sum of one dollar US, and other good & sufficient consideration, Grantor TS Anacortes Enterprises LLC, hereby grants to Grantee, Carol S Barber, her heirs and assigns in perpetuity, the two following private affirmative easements:

1. An easement for ingress and egress, over and across that portion of the southwest quarter of the southeast quarter of Section 3, Township 34 North, Range 2 East, W.M. (See Exhibit Map A) and described as follows.

Beginning at the northwest corner of that certain tract as conveyed to TS Anacortes Enterprises LLC, by deed recorded 12/2/2016, under AF#201612020119, records of Skagit County, Washington; thence S 00° 02' 40" E along the west line of said TS Anacortes parcel; a distance of 400.76 feet; thence N 2° 13' 06" E, a distance of 400.90 feet to a point on the N. line of said TS Anacortes LLC parcel; thence N 89° 24' 22" W, a distance of 15.83 feet to the point of beginning.

Containing 3,172 square feet. Situated in Skagit County, Washington.

2. An easement for surface passage purposes only, excluding buildings, but including gardens, over that portion of the southwest quarter of the southeast quarter of Section 3, Township 34 North, Range 2 East, W.M. (See Exhibit Map A) and described as follows:

Commencing at the northwest corner of that certain tract as conveyed to TS Anacortes Enterprises LLC, by deed recorded 12/2/16, under #AF201612020119 records of Skagit County, Washington; thence S 00degrees 02'40"E along the west line of said TS Anacortes Parcel, a distance of 400.76 feet to the point of beginning of this description; thence continuing S 00degrees 02' 40"E, a distance of 294.28 feet; thence N 89degrees 57' 20" E, a distance of 25 feet; thence N 00degrees 02' 40" W, a distance of 294.28 feet, thence S 89degrees 57' 20' W" a distance of 25' feet to the point of beginning.

Containing 7, 357 square feet. Situated in Skagit County, Washington.

Stephen P Demopoulos Date 4-11-18
TS Anacortes, LLC

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State of Washington

County of Skagit ss.

I certify that I know or I have satisfactory evidence that Stephen P Demopoulos

Is/or are the person(s) who appeared before me, and said person(s) acknowledged it to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated



Barbara Ann Granger
Notary name printed or typed, Notary Public in and for the State of Washington, Residing at Sedro Woolley

My Appointment Expires 04/25/2021

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3706 West 2nd St., Anacortes, WA 98221
Grant of Easement Padilla Hgts Rd

SW 1/4, SE 1/4, Sec. 3, Twp. 34 N., Rng. 2 E., W.M.

PADILLA HEIGHTS
L1 ROAD

3,172 S.F.
Ingress, Egress

TS Anacortes Parcel

7,357 S.F.
Easement Purposes

LINE	BEARING	DISTANCE
L1	N 89°24'22" W	15.83
L2	S 89°57'20" W	25.00
L3	N 89°37'20" E	25.00

06'00" E 90°11'20" N
400.76' S 00°02'40" E 294.28'
P19776

1" = 200'

SKAGIT SURVEYORS & ENGINEERS
806 METCALF ST.
SEEDRO--WOOLLEY, WA 98284
(360) 855-2121

Easement Exhibit Map-A
for
T.S. ANACORTES
ENTERPRISES, LLC