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Skagit County Auditor 4/18/2018 Page

\$77.00 1 of 411:18AM

After recording return document to:

Sonders Law Group 913 Seventh Street Anacortes, WA 98221

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

> > APR 18 2018

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Document Title:

EASEMENT

The Orchards PUD Homeowners' Association

65

Grantees:

Grantors:

Elizabeth Symonds Stout

Abbreviated legal description: Portion of Tract C, Plat of

"The Orchards PUD"

Full legal description on page 2 of document.

Assessor's tax/parcel numbers

P124046

EASEMENT

WHEREAS, Grantor is the owner of certain lands and premises situated in the County of Skagit; and

WHEREAS, Grantee is desirous of acquiring certain rights and privileges across, over and upon Grantor's lands and premises;

NOW THEREFORE, in consideration of a certain settlement agreement as between Grantor and Grantee, and for no other consideration, Grantor hereby grants and conveys unto Grantee, her heirs, successors or assigns, a non-exclusive easement for access purposes benefiting Grantee's property appurtenant to the easement.

The easement boundaries for access purposes are described as

EASEMENT

GRANTOR: The Orchards PUD Homeowners' Association

GRANTEE: Elizabeth Symonds

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That portion of a certain gravel drive located on the southeasterly portion of Tract C of the Plat of "The Orchards PUD", where that Plat was recorded under Skagit County Auditor's file number 200601190126, and where the particular location of that gravel drive is as shown on sheet 2 of 2 of the Survey recorded under Skagit County Auditor's file number 201610260020.

Situate in Skagit County, Washington.

This easement is subject to and conditioned upon the following terms and conditions:

- 1. Grantee shall have the right to use the easement for access ingress and egress, and to maintain, protect and repair the gravel driveway which is now located on Grantor's property within the boundaries established above for the access portion of this easement, and Grantee shall further have such access as is necessary to accomplish such maintenance and repair. Grantee shall be responsible for the costs and execution of any such maintenance and repair, and shall be be solely responsible for the maintenance and repair of the 18" DI culvert which is located on such easement and shown on the survey recorded under Skagit County Auditor's file number 201610260020, and Grantee is further and solely responsible for compliance with any environmental requirements associated with that culvert or any replacement.
- 2. Grantee shall provide all proper safeguards and shall assume all risk in the performance of its activities under this easement.
- 3. Grantee has no right to, and this easement does not include, the placement or continuance of any fencing by Grantee in Tract C, and any fencing of Grantee in Tract C existing as of the date this easement is granted shall be removed within thirty calendar days, and if all such fencing is not removed by Grantee within thirty days, this easement shall terminate.
- 4. Grantor hereby grants to Grantee a license for such trees, shrubs and other landscaping as Grantee has placed onto Tract C on or before November 11, 2016, but Grantor reserves the right to

EASEMENT

GRANTOR: The Orchards PUD Homeowners' Association

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revoke or modify such license, and the license herein noted shall in no way be construed as an easement running with the land.

- 5. Grantor covenants to and with Grantee that Grantor lawfully owns the land aforesaid, and has a good and lawful right and power to convey easement rights to the same.
- 6. The terms, conditions, and provisions of this easement agreement shall extend to be binding upon the heirs, successors, and assigns of the parties hereto.

GRANTOR:

GRANTEE:

David Lucas, for The Orchards PUD Homeowners' Association Elizabeth Symonds Stout, formerly, Elizabeth Symonds

STATE OF WASHINGTON) ss:

COUNTY OF SKAGIT

On this 23 day of 2018, appeared before me David Lucas, an individual personally known to me, who signed the within and foregoing instrument in my presence and acknowledged it to be the free and voluntary act and deed of The Orchards PUD Homeowners' Association, and acknowledged his authority to execute the document on behalf of that Association, for the purposes therein mentioned.

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NOTARY PUBLIC in and for the Son of Washington, residing at 11

My commission expires Q_{ϵ}

EASEMENT

GRANTOR: The Orchards PUD Homeowners' Association

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STATE OF WASHINGTON)	
COUNTY OF SKAGIT)	ss:
CODMIT OF DIGITIE	- /	

On this **Z7** day of **March** , 201**g** appeared before me Elizabeth Symends Stout, an individual personally known or satisfactorily identified to me, who signed the within and foregoing instrument in my presence and acknowledged it to be her free and voluntary act and deed for the purposes therein mentioned.

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NOTARY PUBLIC in and for the State of Washington, residing at Mt. Very un My commission expires

EASEMENT

GRANTOR: The Orchards PUD Homeowners' Association

GRANTEE: Elizabeth Symonds

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