

RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

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05/08/2018 01:53 PM Pages: 1 of 6 Fees: \$79.00
Skagit County Auditor

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

DOCUMENT TITLE(S) (or transactions contained therein): LANDSCAPE EASEMENT AGREEMENT
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: N/A
GRANTOR(S) (Last name first, then first name and initials) Sanchez, Estaban A. Sanchez, Gudelia P.
GRANTEE(S) (Last name first, then first name and initials) Edward L. Atwood, Jr. and Sarah L. Atwood
LEGAL DESCRIPTION (Grantor Property)
LEGAL DESCRIPTION (Grantee Property) <i>Sec 19 TWP 35 R 02</i>
ASSESSOR'S TAX PARCEL I.D. NUMBER (Grantor Property) P57213, P57213
ASSESSOR'S TAX PARCEL I.D. NUMBER (Grantee Property) P57216

EXCLUSIVE LANDSCAPE EASEMENT AGREEMENT

This EXCLUSIVE LANDSCAPE EASEMENT AGREEMENT (this "Agreement") is made effective this 17 day of April, 2018 by and between Estaban A. Sanchez and Gudelia P. Sanchez ("Grantors Sanchez") and Edward Lee Atwood Jr. and Sarah L. Atwood ("Grantees Atwood").

RECITALS

WHEREAS, Grantors Sanchez are the record owners of that certain real property described as Skagit County Tax Parcel Nos. P57213 and P57215 ("Grantor's Property"); and

WHEREAS, Grantees Atwood are the record owners of that certain real property described as Skagit County Tax Parcel No. P57216 ("Grantor's Property"); and

WHEREAS, a portion of Grantees' yard and related fencing, are to be located on a portion of Grantors' Property (the "Easement Area"); and

WHEREAS, the parties wish to avoid uncertainty as to the location of the fence, the rights to use the Easement Area and confirm the Grantees' and their successors-in-interests' rights to use the Easement Area in perpetuity;

NOW, therefore, in consideration of the foregoing, and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged by the parties, Grantors and Grantees hereby declare, for themselves and their successors and assigns as owners of Grantors' Property and Grantees' Property, respectively, the easements, covenants, conditions, privileges and terms granted and otherwise provided for below:

EASEMENT AND AGREEMENT

1. Grantors Sanchez hereby grant and convey to Grantees Atwood an exclusive, perpetual hundred foot Easement to use for fencing Grantees' property over, along, in, on, upon and under that portion of Grantors' Property legally described as follows:

Within the west 2.5 feet of Lot 5 of Grantors' property, a small portion of the property located at Lots 4 and 5 and the North 70 feet of Lots 1, 2 and 3, Block 8, First Addition to the City of Anacortes, according to the plat thereof recorded in volume 1 of plats, page 24, records of Skagit County, Washington.

2. The Grantees Atwood shall, at their expense construct a Six Foot Cedar Fence with a Trellis to a total height of eight feet, a hundred foot in length to replace the old metal chain link fence between the parties' properties, and Grantees Atwood shall own that fence.

3. The parties hereto further agree that Grantees Atwood shall exclusively be responsible for the maintenance of the Easement Area and the cedar fence, including painting and staining both sides of the new cedar fence.

4. The parties hereto further agree that Grantors Sanchez shall be permitted to affix signs to the east face of the Grantees' fence to prevent trespassing.


5. This Easement and Agreement is intended to run with the land, perpetually burdening and benefiting Grantors' Property and Grantees' Property and binding not only Grantors and Grantees, but also their agents, tenants, heirs, successors and assigns in title to the properties.

6. The Grantees may chose to move their fence upon Grantors' property being owned by someone else.

IN WITNESS WHEREOF, this Agreement is executed as of the date first shown above.

GRANTORS:

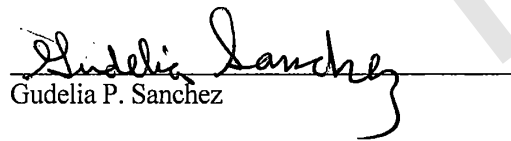
GRANTEES:



Estaban A. Sanchez



Edward Lee Atwood Jr.



Gudelia P. Sanchez



Sarah L. Atwood

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EASEMENT
MAY - 8 2018

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

STATE OF ARIZONA)
) ss
 COUNTY OF PINAL)

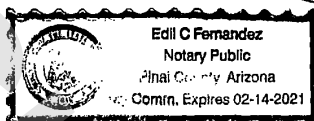
I certify that I know or have satisfactory evidence that Esteban A. Sanchez is the person who appeared before me, and that said person acknowledged that said person signed this instrument and acknowledgment it to be free and voluntary act of said person for the uses and purposes mentioned in the instrument.

Dated this 17 day of April 2018

Commission expires 02/14/2021

Esteban Sanchez
 Esteban Sanchez

Edil C. Fernandez
 Notary Public



STATE OF ARIZONA)
) ss
 COUNTY OF PINAL)

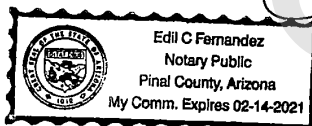
I certify that I know or have satisfactory evidence that Gudelia Sanchez is the person who appeared before me, and that said person acknowledged that said person signed this instrument and acknowledgment it to be free and voluntary act of said person for the uses and purposes mentioned in the instrument.

Dated this 17 day of April 2018

Commission expires 02/14/2021

Gudelia Sanchez
 Gudelia Sanchez

Edil C. Fernandez
 Notary Public



STATE OF WASHINGTON

ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that ESTABAN A. SANCHEZ is the person who appeared before me, and that said person acknowledged that said person signed this instrument and acknowledged it to be the free and voluntary act of said person for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2018.

(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of California, residing at ____
My appointment expires _____

STATE OF WASHINGTON

ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that GUEDELIA P. SANCHEZ is the person who appeared before me, and that said person acknowledged that said person signed this instrument and acknowledged it to be the free and voluntary act of said person for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2018.

(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of California, residing at ____
My appointment expires _____

STATE OF WASHINGTON

ss.

COUNTY OF KING

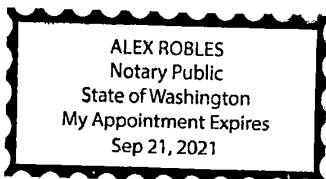
I certify that I know or have satisfactory evidence that EDWARD LEE ATWOOD, JR is the person who appeared before me, and that said person acknowledged that said person signed this instrument and acknowledged it to be the free and voluntary act of said person for the uses and purposes mentioned in the instrument.

Dated this 8th day of May, ²⁰¹⁸~~2017~~.

Alex Robles
(Signature of Notary)

Alex Robles
(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington, residing at ____
My appointment expires September 21, 2021



STATE OF WASHINGTON

ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that SARAH L. ATWOOD is the person who appeared before me, and that said person acknowledged that said person signed this instrument and acknowledged it to be the free and voluntary act of said person for the uses and purposes mentioned in the instrument.

Dated this 8th day of May, 2018.



Alex Robles
(Signature of Notary)

Alex Robles
(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington, residing at
My appointment expires September 21, 2021