



201901220094

01/22/2019 12:05 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

GRANT OF EASEMENT

Grantor: Innate Properties
Grantee: Megan Jones
Legal Description: ptn Lots 4 & 5, Block 2, Bingham Acreage
Additional Legal Description Located on Page 3
Assessor's Property Tax Parcel or Account Nos.: P62172; P62173
Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EASEMENT
JAN 22 2019

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

THIS INDENTURE, made this 14th day of January, 2019, is made by and between Innate Properties LLC, a Washington limited liability company, Grantor, and Megan Jones, an unmarried person, Grantee.

For and in consideration of a boundary line adjustment, and for no monetary consideration, Grantor hereby grants and conveys to Grantee a non-exclusive easement over and across the property described in the attached Exhibit A.

The easement herein granted shall be conditioned on the following covenants running with the land:

- a. That the use of the easement area shall be limited to ingress and egress only, with no parking allowed on the easement area.
- b. That Grantee shall be responsible for all repairs to the existing asphalt surface of the easement area that may result from Grantee's use thereof.

INNATE PROPERTIES LLC

By: *A. Nicholas Mason*

A. NICHOLAS MASON PG - manager
(Name & title)

Exhibit "A"**Ingress and Egress Easement**

An easement for ingress and egress purposes only, over, under and across portions of Lots 4 and 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage;
thence North $89^{\circ}33'49''$ East along the North line of said Lot 5 for a distance of 12.56 feet;
thence South $11^{\circ}05'06''$ East for a distance of 25.44 feet;
thence South $89^{\circ}33'49''$ West for a distance of 27.39 feet;
thence North $0^{\circ}07'50''$ West parallel with the East line of said Lot 4, Block 2, Plat of Bingham Acreage for a distance of 25.00 feet, more or less, to the North line of said Lot 4 at a point bearing South $89^{\circ}33'49''$ West from the POINT OF BEGINNING;
thence North $89^{\circ}33'49''$ East along said North line for a distance of 10.00 feet, more or less, to the POINT OF BEGINNING.

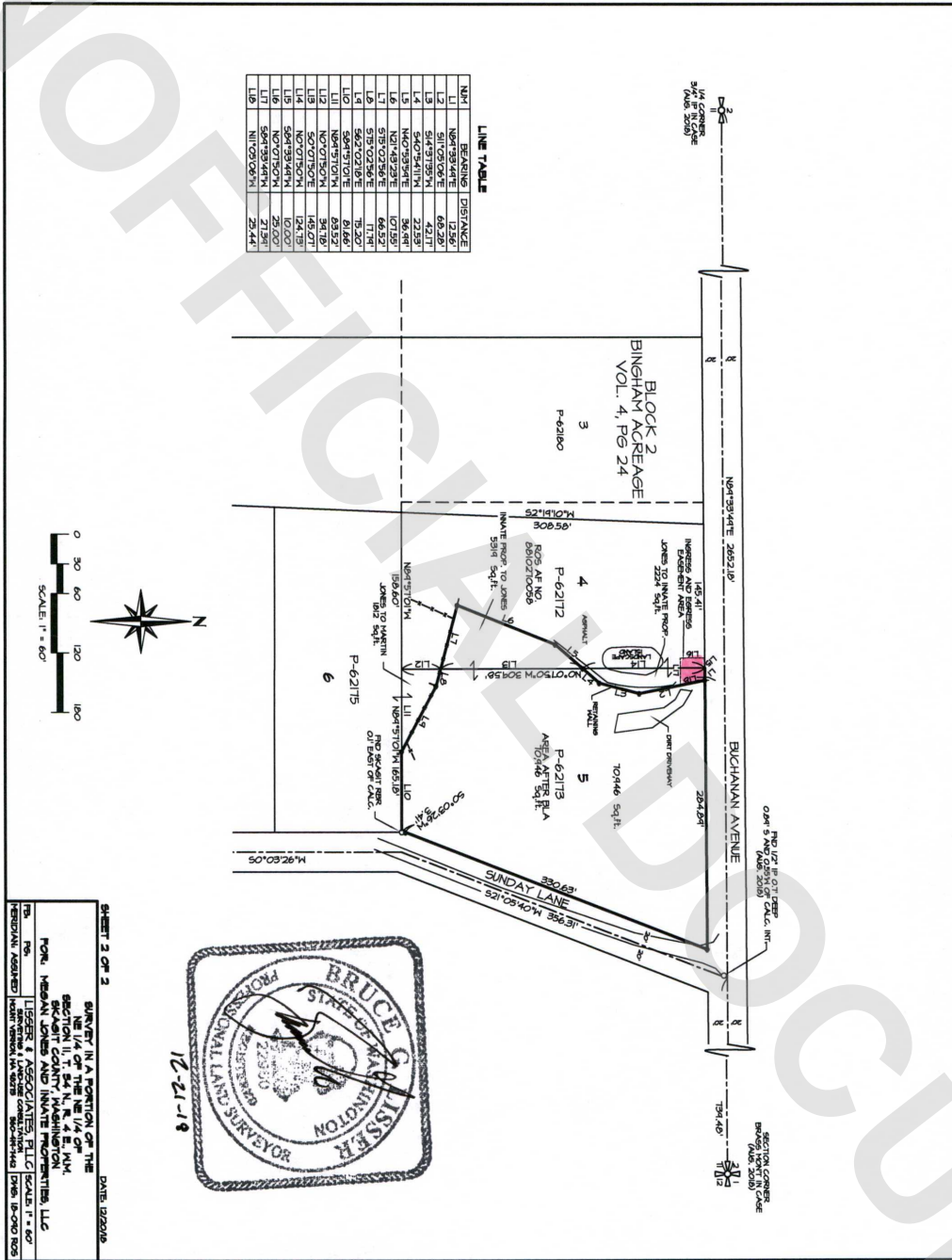
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



12-21-18

EXHIBIT "B"



SEE RECORDED SURVEY FOR FULL SCALE MAPPING