

When recorded return to:

Craig Sjostrom  
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Mount Vernon, Washington 98273



201908280020

08/28/2019 08:59 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

**ACCOMMODATION  
RECORDING ONLY**

M-21986

**GRANT OF EASEMENT**

Grantors: Trent M. Kitchen & Whitney Kitchen, h/w

Grantees: Lyle McKibbin & Elaine McKibbin, h/w

Legal Description: ptn Tract 4, ROS AFN 9211200047, NE ¼ SE ¼ 8-35N-6EWM

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account No.: P40870

Reference Nos of Documents Assigned or Released: 200406140008

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 28 2019

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

THIS INDENTURE, made this 21<sup>st</sup> day of AUGUST, 2019, is made by and between Trent M. Kitchen & Whitney Kitchen, h/w, Grantors, and Lyle McKibbin & Elaine McKibbin, h/w, Grantees.

For and in consideration of an agreement to modify an existing easement, and for no monetary consideration, Grantors hereby grant and convey to Grantees a non-exclusive easement over and across the property described in the attached Exhibits A and B.

It is intended that the easement herein granted shall supersede and replace the easement set forth in that certain instrument recorded under Skagit County Auditor's File No. 200406140008.

IT IS FURTHER AGREED that responsibility for reasonable maintenance of the roadway, including the costs thereof, shall be shared equally between the parties hereto, and their respective heirs, successors and assigns; provided that if the roadway is damaged due to unreasonable use, the person or persons responsible for such damage shall bear the entire cost of repairing the same.

*Trent Kitchen*  
TRENT M. KITCHEN

*Whitney Kitchen*  
WHITNEY KITCHEN

Lytle McKibbin  
LYLE McKIBBIN

Elaine McKibbin  
ELAINE McKIBBIN

STATE OF WASHINGTON )  
 ) :ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Trent M. Kitchen, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21<sup>st</sup> day of August, 2019.



Alleigh Regan  
NOTARY PUBLIC in and for the State of Washington, residing at  
Burlington, WA.  
My commission expires: 09-07-2021  
Name: Alleigh Regan

STATE OF WASHINGTON )  
 ) :ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Whitney Kitchen, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21<sup>st</sup> day of August, 2019.



Alleigh Regan  
NOTARY PUBLIC in and for the State of Washington, residing at  
Burlington, WA  
My commission expires: 09-07-2021  
Name: Alleigh Regan

STATE OF WASHINGTON )  
 )  
 ) :ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Lyle McKibbin, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of August, 2019.



Alleigh Regan  
NOTARY PUBLIC in and for the State of Washington, residing at  
Burlington, WA  
My commission expires: 09-07-2021  
Name: Alleigh Regan

STATE OF WASHINGTON )  
 )  
 ) :ss  
COUNTY OF SKAGIT )

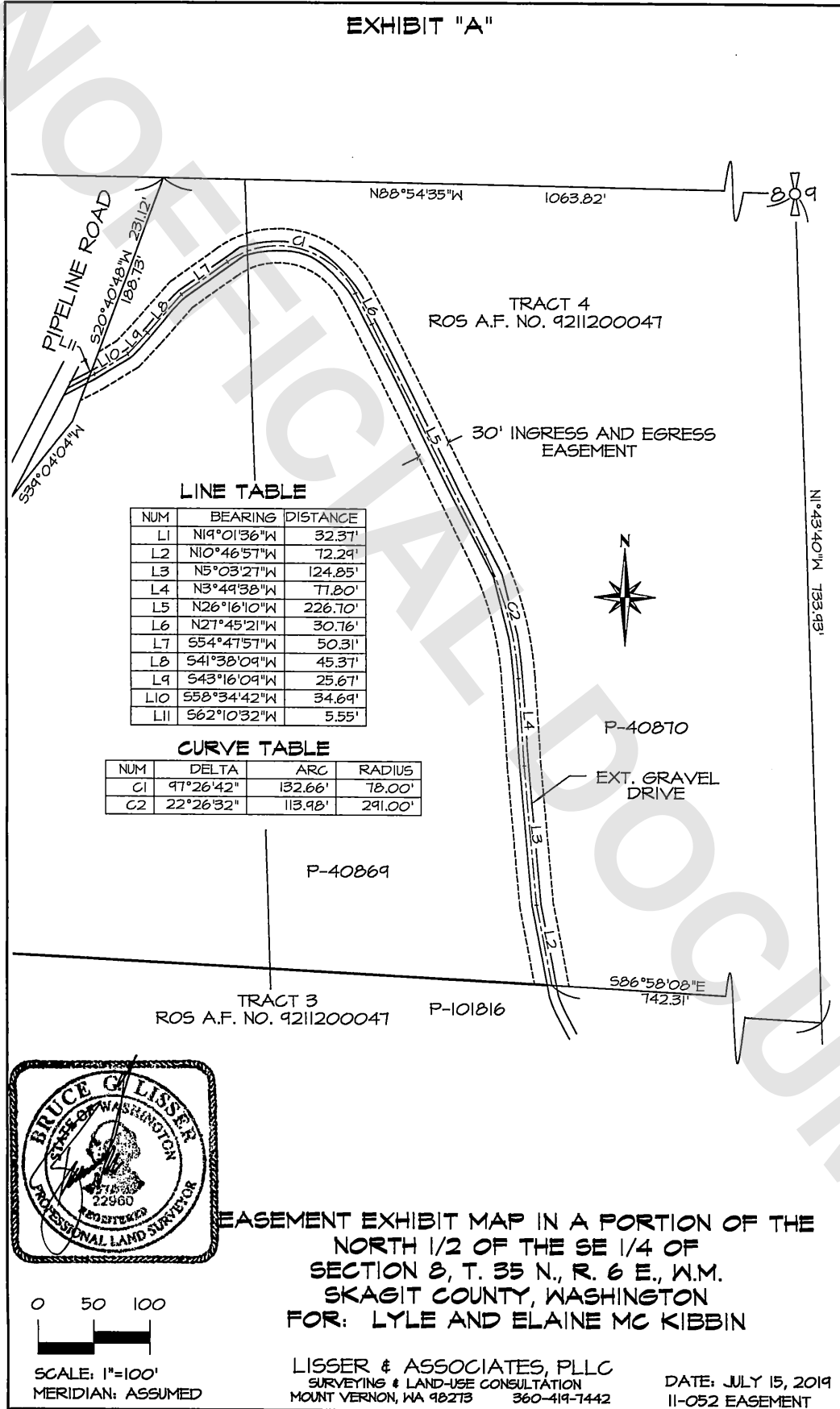
On this day personally appeared before me Elaine McKibbin, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of August, 2019.



Alleigh Regan  
NOTARY PUBLIC in and for the State of Washington, residing at  
Burlington, WA  
My commission expires: 09-07-2021  
Name: Alleigh Regan

EXHIBIT "A"



**LINE TABLE**

NUM	BEARING	DISTANCE
L1	N19°01'36"W	32.37'
L2	N10°46'57"W	72.29'
L3	N5°03'27"W	124.85'
L4	N3°49'38"W	77.80'
L5	N26°16'10"W	226.70'
L6	N27°45'21"W	30.76'
L7	S54°47'57"W	50.31'
L8	S41°38'09"W	45.37'
L9	S43°16'09"W	25.67'
L10	S58°34'42"W	34.69'
L11	S62°10'32"W	5.55'

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS
C1	97°26'42"	132.66'	78.00'
C2	22°26'32"	113.98'	291.00'

0 50 100

SCALE: 1"=100'  
MERIDIAN: ASSUMED

**Exhibit "B"**

A 30.00 foot wide easement for ingress, egress and utilities and the maintenance thereof, over, under and across a portion of Tract 4 of that certain Record of Survey map recorded under Skagit County Auditor's File No. 9211200047, being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 35 North, Range 6 East, W.M., said easement being 15.0 feet left (Northerly and Easterly) and 15.0 feet right (Southerly and Westerly) of the following described centerline:

Commencing at the Northeast corner of said Northeast 1/4 of the Southeast 1/4 (East 1/4 corner) of said Section 8, Township 35 North, Range 6 East, W.M.;  
thence North 88°54'35" West along the North line of said subdivision, also being the North line of said Tract 4, for a distance of 1,063.82 feet to the Northwest corner of said Tract 4;  
thence South 20°40'48" West along the Westerly line of said Tract 4 for a distance of 188.73 feet to the TRUE POINT OF BEGINNING of said centerline;  
thence North 62°10'32" East for a distance of 5.55 feet;  
thence North 58°34'42" East for a distance of 34.69 feet;  
thence North 43°16'09" East for a distance of 25.67 feet;  
thence North 41°38'09" East for a distance of 45.37 feet;  
thence North 54°47'57" East for a distance of 50.31 feet to a point of curvature;  
thence along the arc of said curve to the right having a radius of 78.00 feet, through a central angle of 97°26'42", an arc distance of 132.66 feet to a point of tangency;  
thence South 27°45'21" East for a distance of 30.76 feet;  
thence South 26°16'10" East for a distance of 226.70 feet to a point of curvature;  
thence along the arc of said curve to the right having a radius of 291.00 feet, through a central angle of 22°26'32" an arc distance of 113.98 feet to a point of tangency;  
thence South 3°49'38" East for a distance of 77.80 feet;  
thence South 5°03'27" East for a distance of 124.85 feet;  
thence South 10°46'57" East for a distance of 72.29 feet, more or less, to the South line of said Tract 4 of that certain Record of Survey map recorded under Skagit County Auditor's File No. 9211200047 and being the terminus of said centerline.

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.

Sidelines of said 30.0 foot wide easement are to be lengthened or shortened as necessary to conform to the parcel boundaries.

The easement is for the benefit of that certain parcel conveyed to Elaine McKibbin and Lyle McKibbin, wife and husband, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 9206080029 and may be utilized for the existing residence and future residences that may be created and approved by Skagit County subdivision process.

The intent of this easement is to replace and supercede that certain easement recorded under Skagit County Auditor's File No. 200406140008, which was determined by the title company to be insufficient with respect to a specific location to be insurable.

