

Filed for Record at Request of:  
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Law Office of Christon C. Skinner, P.S.  
791 SE Barrington Dr.  
Oak Harbor, WA 98277



**201909260052**

09/26/2019 11:03 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

Document Title: Notice of Permissive Use

Grantor(s): Ragen-Tada Family Trust

Grantee(s): James R. Poitras and Gwen W. Finch

Legal Descriptions:

Parcel A: Lot A, Ragen two lot short plat spl-2015-0002 Recorded under AF#201507220047, being a portion of lots 11 and 12 of Rock Ridge South Phase 3, AF#200806300185 being a portion of tract G of Rock Ridge South Phases 1 and 2, AF#200701240094, located in NW ¼ of the NW ¼ section 26, Township 35 North, Range 1 East. Survey AF#201406180061

Parcel B: Lot 10 of Rock Ridge South Phase 3, AF#200806300185; being a portion of Tract G of Rock Ridge South Phases 1 AND 2, AF#200701240094, located in NW 1/4 of the NW 1/4 Section 26, Township 35 North, Range 1 East

Assessor' Tax Parcel Nos.:

Parcel A: P127681

Parcel B: P127680

**NOTICE OF REAL PROPERTY PERMISSIVE USE**

WHEREAS, the Ragen-Tada Family Trust (the "Trust") is the sole owner of the real estate located at 2403 Antone Way in the City of Anacortes, Skagit County, Washington, Parcel No. P127681, legally described as Lot A, Ragen two lot short plat spl-2015-0002 Recorded under AF#201507220047, being a portion of lots 11 and 12 of Rock Ridge South Phase 3, AF#200806300185 being a portion of tract G of Rock Ridge South Phases 1 and 2, AF#200701240094, located in NW ¼ of the NW ¼ section 26, Township 35 North, Range 1 East. Survey AF#201406180061 (the "Antone Property").

WHEREAS, the Antone Property shares a boundary with the real estate and improvements located at 3918 Rockridge Parkway in the City of Anacortes, Skagit County, Washington, Parcel No. P127680, legally described as Lot 10 of Rock Ridge South Phase 3, AF#200806300185; being a portion of Tract G of Rock Ridge South Phases 1 and 2, AF#200701240094, located in NW 1/4 of the NW 1/4 Section 26, Township 35 North, Range 1 East (the "Rockridge Property");

WHEREAS, as of the date of this Notice, there is an existing encroachment from the Rockridge Property onto the Antone Property along the shared boundary between the two properties as illustrated in the attached Exhibit A, which is incorporated herein by reference. The encroaching materials include crushed rock, landscaping rocks, bark, and vegetation. On the western portion of the shared border, the encroachment occurs over a length of 27.1 feet extending as much as 2 feet on to the Antone property. On the eastern portion of the shared border, the encroachment occurs over 26.2 feet extending as much as 2.5 feet on to the Antone property.

WHEREAS, the Trust does not now object to the existing encroachment but wishes to preserve its right, and the rights of any successor in interest, to object to the encroachment and require removal thereof; and

WHEREAS, the Trust wishes to prevent the existing encroachment from the Rockridge Property onto the Antone Property from ripening into a prescriptive easement or other rights benefiting the Rockridge Property;

WHEREFORE, NOTICE IS HEREBY GIVEN AS FOLLOWS:

1. The existing encroachment from the Rockridge Property onto the Antone Property is by permission granted by the Ragen-Tada Family Trust.
2. The permission confirmed herein may be revoked at any time. In order for such revocation to be effective, the revocation must be in writing, mailed to the owner of the Rockridge Property via the United States Postal Service, Certified Mail, and recorded with the Official Records of Skagit County.

*(This space intentionally left blank)*

3. The rights and obligations confirmed herein touch and concern the Antone Property and the Rockridge Property and shall run with the land, such that those rights and obligations shall benefit and burden all successors in interest to the current owners of the properties.

Dated: September \_\_, 2019

Dated: September \_\_, 2019

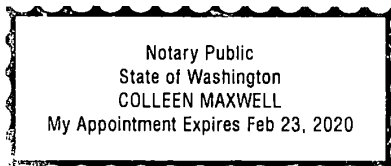
By: Timothy J. Ragen  
Timothy J. Ragen, Trustee of  
the Ragen Tada Trust

By: Wendy L. Tada  
Wendy L. Tada, Trustee of  
the Ragen Tada Trust

STATE OF WASHINGTON )  
 ) ss.  
County of Island Skagit )

I certify that I know or have satisfactory evidence that Timothy J. Ragen, signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 26 day of September, 2019.

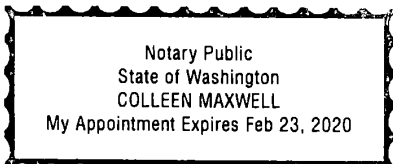


Colleen Maxwell  
NOTARY PUBLIC  
My Commission Expires: 2/23/2020

STATE OF WASHINGTON )  
 ) ss.  
County of Island Skagit )

I certify that I know or have satisfactory evidence that Wendy L. Tada, signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 26 day of September, 2019.



Colleen Maxwell  
NOTARY PUBLIC  
My Commission Expires: 2/23/20

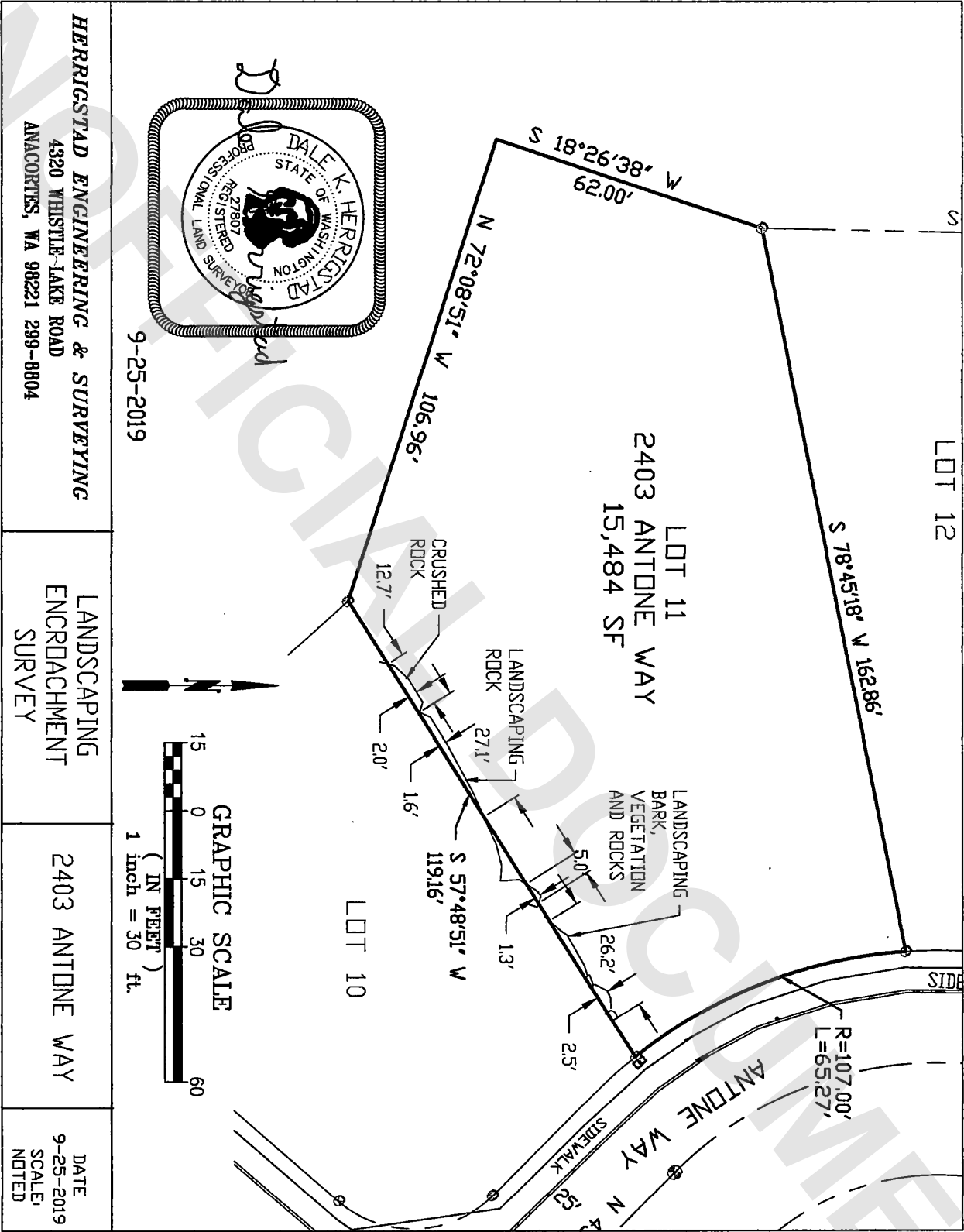


Exhibit A