

When recorded return to:  
Christopher and Jean Allen  
25262 Triple Creek Lane  
Mount Vernon WA 98274

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Marissa Guerrero  
DATE 10/04/2019

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*Grantor:* Ruth M. Thomas  
*Grantee:* Christopher W. Allen and Jean M. Allen  
*Tax Parcel no. of Grantor's parcels:* P18092, 330517-0-001-0006; P126748, 330517-0-001-0700  
*Tax Parcel no. of Grantees' parcel:* P18119, 330517-3-001-0000  
*Abbreviated legal description Grantor's parcel:* Ptn. lot 1, Skagit County short plat 95-008  
*Abbreviated legal description Grantees' parcel:* lot 4, Skagit County short plat 95-008

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#### ACCESS EASEMENT

PARTIES: Ruth M. Thomas ("the Grantor"); Christopher W. Allen and Jean M. Allen, a  
married couple ("the Grantees")

DATE: September 25, 2019

#### RECITALS:

**Whereas** the Grantor owns the property legally described on Exhibit A ("the Grantor's  
Property");

**Whereas** the Grantees own the property legally described on Exhibit B ("the Grantees'  
Property");

**Whereas** the Grantees have asked for and the Grantor has agreed to provide an easement  
to allow them to build a barn and for ongoing access to their property;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

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1. Grant of easement. For valuable consideration, receipt of which is hereby acknowledged, the Grantor grants the Grantees a nonexclusive, permanent easement for access to the Grantees' Property to allow them to construct a barn and for ongoing access to their property.

2. Location of easement. The easement shall consist of (1) the existing gravel roadway running in an easterly direction, more or less, within Parcel P 126748 (the Grantor's property) from Triple Creek Lane to Parcel P 125976 (Laura Gallagher's property), and (2) a gravel roadway to be constructed, approximately 30 feet long and 20 feet wide, running from the existing gravel road described above, in a northeasterly direction, to Parcel P 18119 (the Grantees' property) and running more or less adjacent to the boundary between Parcel P 126748 and Parcel P 125976.

3. Site plan. Exhibit C is a drawing showing the approximate location of the easement and the Grantees' and Grantor's Properties.

4. Easement appurtenant. This easement is appurtenant to the Grantees' Property. The rights and responsibilities of the owners of the Grantor's and Grantees' Properties under this agreement shall run with the land.

5. Rule of construction. This easement agreement shall be considered to have been jointly drafted, and ambiguities shall not be construed in favor of one party or the other.

6. Execution in counterparts. This agreement may be executed in counterparts, all of which together shall be deemed to be one original, even if the parties have not executed the same original

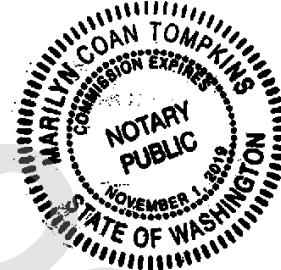
GRANTOR:

Ruth M. Thomas RMT  
Ruth M. Thomas Date 10/01/19

STATE OF WASHINGTON

COUNTY OF SKAGIT

ss.



I certify that I know or have satisfactory evidence that Ruth M. Thomas is the person who appeared before me, and said person acknowledged that he or she signed this instrument and acknowledged it to be his or her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/01/2019

Marilyn Coan Tompkins  
Marilyn Coan Tompkins

Notary name printed or typed:

Notary Public in and for the State of Washington

Residing at 2410 Carpenter St MT Vernon

My appointment expires: 11/01/2019

GRANTEE:



Christopher W. Allen

10/01/2019  
Date

STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence Christopher W. Allen is the person who appeared before me, and said person acknowledged that he or she signed this instrument and acknowledged it to be his or her free and voluntary act for the uses and purposes mentioned in this instrument.

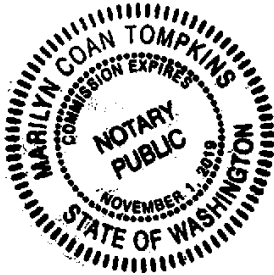
Dated: 10/01/2019MARILYN COAN TOMPKINSMarilyn Coan Tompkins

Notary name printed or typed:

Notary Public in and for the State of Washington

Residing at 2410 CARPENTER ST

My appointment expires:

MTVERNON11/01/2019

GRANTEE:

Jean M. Allen 10-04-2019  
Jean M. Allen Date

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that Jean M. Allen is the person who appeared before me, and said person acknowledged that he or she signed this instrument and acknowledged it to be his or her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/01/2019

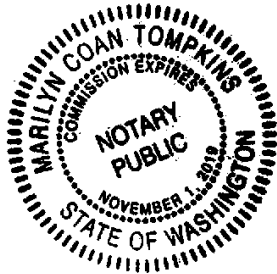
Marilyn Coan Tompkins  
Marilyn Coan Tompkins

Notary name printed or typed:

Notary Public in and for the State of Washington

Residing at 2410 Carpenter St  
MT Vernon

My appointment expires:

11/01/2019

## EXHIBIT A – GRANTOR'S PROPERTY (THOMAS)

Tax parcel 330517-0-001-0700 / Parcel P126748

LOT 1 SHORT PLAT #95-008 AF#9707150040 LOCATED IN PORTIONS OF THE NW 1/4 & SW 1/4 OF TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., EXCEPT FOR THE FOLLOWING DESCRIBED PORTION: COMMENCING AT THE EASTERLY MOST CORNER COMMON TO LOT 1 AND 4 OF SHORT PLAT NUMBER 95-008, ALSO BEING ON THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY AND BEING ON THE EAST-WEST CENTERLINE OF SAID SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.; THENCE SOUTH 89 DEGREES 23'43" WEST ALONG SAID LINE COMMON TO SAID LOTS 1 AND 4, ALSO BEING THE EAST-WEST CENTERLINE OF SAID SECTION 17 FOR A DISTANCE OF 509.98 FEET AND BEING THE TRUE OF BEGINNING; THENCE SOUTH 57 DEGREES 24'07" WEST FOR A DISTANCE OF 744.49 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT 1, SHORT PLAT NO. 95-008 BEING ON THE AGREEMENT LINE BETWEEN THOMAS AND LINDQUIST PER BOUNDARY LINE ADJUSTMENT DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NOS. 9410050066 AND 9410050067 AND BEING THE TERMINUS OF SAID LINE DESCRIPTION; EXCEPT FOR THE FOLLOWING DESCRIBED PORTION: PORTION OF LOT 1 SHORT PLAT#95-008 AF#9707150040 DESCRIBED AS FOLLOWS: COMMENCING AT THE EASTERLY MOST CORNER COMMON TO LOT 1 AND 4 OF SHORT PLAT NUMBER 95-008, ALSO BEING ON THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY AND BEING ON THE EAST-WEST CENTERLINE OF SAID SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.; THENCE SOUTH 89 DEGREES 23'43" WEST ALONG SAID LINE COMMON TO SAID LOTS 1 AND 4, ALSO BEING THE EAST-WEST CENTERLINE OF SAID SECTION 17 FOR A DISTANCE OF 509.98 FEET AND BEING THE TRUE OF BEGINNING; THENCE NORTH 45 DEGREES 13'18" WEST 176.48 FEET, THENCE NORTH 44 DEGREES 37'51" EAST, 31.5 FEET, THENCE NORTH 45 DEGREES 22'49" WEST, 120.0 FEET; THENCE SOUTH 89 DEGREES 18'8" WEST, 113.94 FEET; THENCE SOUTH 0 DEGREES 41'52" EAST, 113.94 FEET; THENCE SOUTH 45 DEGREES 32'9" EAST, 194.47 FEET; THENCE SOUTH 89 DEGREES 36'18" EAST, 143.85 FEET; THENCE NORTH 44 DEGREES 27'15" EAST, 28.28 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT B – GRANTEES' PROPERTY (ALLEN)

Tax parcel 330517-3-001-0000 / P18119

LOT 4, SKAGIT COUNTY SHORT PLAT NO. 95-008, APPROVED JUNE 25, 1997 AND RECORDED JULY 15, 1997 IN VOLUME 13 OF SHORT PLATS, PAGES 20, 21 AND 22, UNDER AUDITOR'S FILE NO. 9707150040, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.

EXHIBIT C: Temp. Construction Easement - Thomas Property

