

POOR ORIGINAL

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273CHICAGO TITLE
620042901**GRANT OF EASEMENT**REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Marissa Guerrero
DATE 07/01/2020

Grantor: Evelyn Messer

Grantees: Rodney A. Brandt & Nannette E. Crowell, h/w

Legal Description: ptn W 1/4 Tract 35, Burlington Acreage Property

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account Nos.: P62476; P62494; P62498

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, made this 27 day of June, 2020, is made by and between Evelyn Messer, an unmarried person, Grantor, and Rodney A. Brandt & Nannette E. Crowell, h/w, Grantees.

For and in consideration of an agreement to grant an easement, and for no monetary consideration, Grantor hereby grants and conveys to Grantees a non-exclusive easement over and across the property described in the attached Exhibit C.

The easement herein granted is located upon and burdens the property described in Exhibit A, and benefits, is appurtenant to, and runs with the property described in Exhibit B.

A diagram showing the easement herein granted is attached as Exhibit D.

Evelyn Messer
EVELYN MESSER, Grantor

GRANT OF EASEMENT
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Hawaii
 STATE OF WASHINGTON)
City and County of Honolulu :ss
 COUNTY OF SKAGIT)

On this day personally appeared before me Evelyn Messer, to me known to be the individual 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 27 day of June, 2020.



Marla Fiskell
 NOTARY PUBLIC in and for the State of Washington, residing at
Kapolei
 My commission expires: 08-29-2020
 Name: MARLA FISKELL



Doc. Date: 6-27-2020 # Pages: 3
 Notary Name: Marla Fiskell 137 Circuit
 Doc. Description: Grant of
EASEMENT
Marla Fiskell 6-27-2020
 Notary Signature Date

NOTARY CERTIFICATION

GRANT OF EASEMENT
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Exhibit "A"
Evelyn Measer Property (Grantor)
Skagit County Assessor's Parcel No. P-62494

That portion of the West 1/2 of Tract 35, "Plat of the Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, described as follows:

BEGINNING at the intersection of the North line of Fairhaven Avenue and the East line of Section Street as now established;
thence East 230 feet to the TRUE POINT OF BEGINNING;
thence North 110 feet;
thence East 100 feet;
thence South 110 feet to the North line of Fairhaven Avenue;
thence West along the North line of said Fairhaven Avenue 100 feet to the TRUE POINT OF BEGINNING.

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

Situate in the City of Burlington, County of Skagit, State of Washington.



Exhibit "B"

**Rodney A. Brandt and Nannette E. Crowell, husband and wife (Grantee)
Skagit County Assessor's Parcel Nos. P-62476 and P-62498**

That portion of the West 1/2 of Tract 35, "Plat of the Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, described as follows:

BEGINNING at a point on the North line of Fairhaven Street, 330 feet East of the East line of Section Street;
thence North 110 feet, more or less, to the Northeast corner of a Tract conveyed to Evelyn Messer by instrument recorded under Auditor's File No. 859125;
thence West along the North line of said Messer Tract, 25 feet to the Southeast corner of a Tract conveyed to Janice Cook by instrument recorded under Auditor's File No. 851097;
thence North along the East line of said Cook Tract, 100 feet, more or less, to the South line of Victoria Avenue;
thence East along the South line of Victoria Avenue extended East, and along the South line of that certain Tract of land conveyed to John D. Day, et ux, by Deed recorded under Auditor's File No. 858855, a distance of 210 feet, more or less, to a point 120 feet West of the centerline of said Tract 35;
thence South along a line, 120 feet West of and parallel to the centerline of said Tract 35, a distance of 210 feet, more or less, to the North line of Fairhaven Street;
thence West along the North line of Fairhaven Street 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 City of Burlington, County of Skagit, State of Washington.



1-21-20

Exhibit "C"
Easement Description

A non-exclusive mutually beneficial easement for ingress, egress and maintenance thereof, over, under and across a portion of the West 1/2 of Tract 35, "Plat of the Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, being in a portion of Section 33, Township 35 North, Range 4 East, W.M. more particularly described as follows:

BEGINNING at the intersection of the North line of Fairhaven Avenue and the East line of Section Street as now established;
thence South 88°30'01" East (called East in previous descriptions) for a distance of 330.00 feet to the Southeast corner of that certain property conveyed to Evelyn Messer by Statutory Warranty Deed recorded under Auditor's File No. 859125 and also being the TRUE POINT OF BEGINNING;
thence North 88°30'01" West along said North line of East Fairhaven Avenue for a distance of 22.00 feet;
thence North 23°43'00" East for a distance of 58.33 feet, more or less, to a point on the East line of said Messer parcel, also being the westerly line of that certain parcel conveyed to Rodney A. Brandt and Nannette E Crowell, husband and wife, by Statutory Warranty Deed recorded under Auditor's File No. 8705180016 at a point bearing North 1°33'31" East (called North on previous descriptions) and a distance of 54.00 feet from the TRUE POINT OF BEGINNING;
thence South 1°33'31" West along said common line for a distance of 54.00 feet to the TRUE POINT OF BEGINNING.

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

Situate in the City of Burlington, County of Skagit, State of Washington.



1-21-20

