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Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Declaration of Easement for Septic Drainfield & Reserve Area

Grantors: John P. Milchenko & Susan A. Milchenko, h/w

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantee: John P. Milchenko & Susan A. Milchenko, h/w

SEP 28 2020

Legal Description: ptn Lot 1, OS-RO Short CrD PI-16-0103

Assessor's Property Tax Parcel or Account Nos.: P135085; P135095

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

Reference Nos of Documents Assigned or Released: N/A

THIS DECLARATION OF EASEMENT, is made this 18 day of Sept, 2020, by John P. Milchenko & Susan A. Milchenko, h/w, Grantors, the owners of the real property described herein.

For and in consideration of a subdivision of real property, Grantors do hereby declare the existence of a non-exclusive easement for a septic drainfield easement and reserve area over, across under and through the real property described in the attached Exhibit A, and impose the same as an appurtenance thereto.

The easement herein granted shall be deemed effective either (1) as a reservation of easement for the dominant estate upon the conveyance by Grantors, including a transfer by operation of law, of the servient property, or (2) as an affirmative grant of easement over the servient estate upon the conveyance by Grantors, including a transfer by operation of law, of the dominant property. The easement shall have no force and effect so long as both the dominant and servient estates are in common ownership.

A diagram showing the area in question is attached hereto as Exhibit B.

Exhibit "A"**Septic Drainfield and Reserve Area Easement
Portion of Lot 1, Rural Open Space (OS-RO)
Skagit County Short CaRD No. PL-16-0103**

A septic drainfield and reserve area easement, TOGETHER WITH the rights of ingress, egress and maintenance over, under and across a portion of Lot 1, Rural Open Space (OS-RO) Skagit County Short CaRD No. PL-16-0103, approved December 23, 2019 and recorded December 27, 2019 under Skagit County Auditor's File No. 201912270075, being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 36 North, Range 4 East, W.M., for the benefit of Lot 2 of said Short CaRD No. PL-16-0103 and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 2 of said Short Card No. PL-16-0103;
thence South 14°44'26" East along the Easterly line of said Lot 2, also being the Westerly line of said Lot 1 Rural Open Space (OS-RO) for a distance of 40.00 feet to the TRUE POINT OF BEGINNING;
thence North 75°15'34" East for a distance of 60.00 feet;
thence South 14°44'26" East parallel with said Easterly line of Lot 2 for a distance of 170.00 feet;
thence South 75°15'34" West for a distance of 60.00 feet, more or less, to the Easterly line of Lot 3 of said Short Card No. PL-16-0103 at a point bearing South 14°44'26" East from the TRUE POINT OF BEGINNING;
thence North 14°44'26" West along said Easterly line of Lots 2 and 3 Short Card No. PL-16-0103 for a distance of 170.00 feet, more or less, 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 County of Skagit, State of Washington.



8-14-20

