



202010070070

10/07/2020 11:58 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

DECLARATION OF EASEMENT FOR SEPTIC SYSTEM

Grantor: Geoffrey De Vries

Grantee: The Public

Legal Description: ptas NW ¼ NE ¼ 32-34N-4EWM

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account Nos.: P29496; P29497

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 07 2020

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

GDV
2ND THIS DECLARATION OF EASEMENT FOR SEPTIC SYSTEM is made this ~~SEPT~~ *OCT* day of ~~SEPT~~ *OCT*, 2020, by Geoffrey DeVries, Declarant, the owner of the parcels of real property subject hereto.

Recitals

a. Declarant is the owner of the parcels of real property described as follows:

Parcel A (P29497; 19717 Melody Lane, Mount Vernon WA 98273)

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,

DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION WHICH IS SOUTH 0°02'40" EAST 30.02 FEET FROM THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 0°02'40" EAST 465 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 87°58' WEST 350 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO GERALD I. HARMAN BY DEED RECORDED MARCH 1, 1948 UNDER AUDITOR'S FILE NO. 414987, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ANITA P. BUCKNER BY DEED RECORDED JUNE 1, 1971 UNDER AUDITOR'S FILE NO. 753438 RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH ALONG THE EAST LINE OF THE SAID BUCKNER TRACT TO THE NORTH LINE OF MELODY LANE;
THENCE EAST ALONG THE NORTH LINE OF MELODY LANE TO THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY BY DEED RECORDED MAY 11, 1971 UNDER AUDITOR'S FILE NO. 752432.

Parcel B (P29496; 19716 Melody Lane, Mount Vernon, WA 98273)

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 0°02'40" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 713.97 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WEST TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO JIM CARRIE AND ASSOCIATES, INC., BY DEED RECORDED MAY 12, 1971 UNDER AUDITOR'S FILE NO. 752486;
THENCE NORTH ALONG THE EAST LINE OF SAID CARRIE TRACT TO THE SOUTH LINE OF MELODY LANE;
THENCE EAST ALONG THE SOUTH LINE OF MELODY LANE TO THE EAST LINE OF SAID SUBDIVISION;
THENCE SOUTH TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED MAY 11, 1971 UNDER AUDITOR'S FILE NO. 752432.

- b. Declarant wishes to establish of record an easement for a septic system, over a portion of Parcel A and for the benefit of Parcel B.

SEPTIC EASEMENT DECLARATION

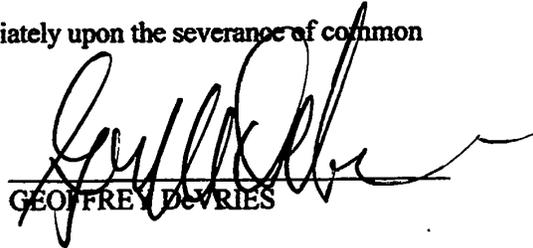
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Declaration

Now, therefore, Declarant hereby imposes a perpetual non-exclusive easement for a septic system and its associated lines and appurtenances, including an easement for repairs, testing and maintenance, over the East 40 feet of Parcel A, for the benefit of Parcel B.

The said easements are to take effect immediately upon the severance of common ownership of the two parcels herein described.

DATED: 10/2/2020



GEOFFREY DEVRIES

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 2nd day of October, in the year 2020, before me personally appeared Geoffrey DeVries, known to me to be the person who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his own free and voluntary act and deed for the purposes therein mentioned.





NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Marysville
My commission expires: 4-19-22
Printed Name: Bianca L Daily