



202011170110

11/17/2020 02:35 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

When recorded return to:  
BENNER-ROTHBOECK  
1008 5<sup>th</sup> St  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 17 2020

Amount Paid \$0  
Skagit Co. Treasurer  
By *ME* Deputy

## QUIT CLAIM DEED

(with reservation of easements)

Grantor.....	Elizabeth Walgamott
Grantee.....	Mary Walgamott
Tax Parcel.....	P130674
XrefID.....	3973-000-002-0105
Address.....	12693 Marine Drive
Abbreviated Description.....	Portion LYING EAST OF MARINE DRIVE: RANCHO SAN JUAN DEL MAR SUB-DIV 2, LOT 1 AND THE SOUTH 60 FEET OF LOT 2, TOGETHER WITH THAT PORTION OF MARINE DRIVE

**THE GRANTOR, Elizabeth Walgamott,** for and in consideration of love and affection and without monetary consideration, conveys and quitclaims to **Mary Walgamott, GRANTEE herein,** the following described real property located in Skagit County, Washington:

THE PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING EAST OF MARINE DRIVE: RANCHO SAN JUAN DEL MAR SUB-DIV 2, LOT 1 AND THE SOUTH 60 FEET OF LOT 2, TOGETHER WITH THAT PORTION OF MARINE DRIVE NO. 378 DESCRIBED IN AMENDED VACATION RECORDED JULY 19, 1978 UNDER AUDITORS FILE NO. 883795 AS WOULD ATTATCH BY OPERATION OF LAW EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED JULY 5, 1972 UNDER AUDITORS FILE NO. 770666. SURVEY RECORDED UNDER AF#200207090083.

**RESERVING THEREFROM, for the benefit of Grantor, easements as follows:**

QUIT CLAIM DEED

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360-299-3663

Property benefited from easements (dominant parcel owned by Grantor): The property benefited by the easement reserved herein is located in Skagit County, Washington and described as follows:

Lot 1 and the South 60 feet of Lot 2, Rancho San Juan Del Mar, Subdivision 2, as per plat recorded in volume 5 of Plats, page 30, Records of Skagit County, Washington, lying West of Marine Drive, together with vacated road that would attach by operation of law.

Location of easements on burdened property: The easements herein created are located as follows:

*Stormwater Pipeline Easement:* That portion of Government Lot six, Section 2, Township 34 N., Range 01 E., W. M. Described as follows: Beginning at the intersection of the Easterly right-of-way line of Marine Drive in the North Line of the South 60.00 feet of Lot 2, Rancho San Juan Del Mar, Subdivision 2 as recorded in Volume 5 of Plats, Page 30, records of Skagit County, Washington; Thence East along said North line of the South 60.00 feet of Lot 2 to the East line of said Lot 2; thence South along the East line of said Lot 2 a distance of 10.00 feet; thence West 68.95 Feet; thence South 10.00 feet; thence West 20.00 feet; thence North 10.00 feet; thence 223.04 feet; thence South 10.00 feet; thence West 20.00 feet; thence North 10.00 feet; thence West 22.78 feet to the Right of Way of Marine Drive; thence Northerly along the right-of-way of Marine Drive to the Point of Beginning. Said description being the same as the Utility Easement description contained in instrument recorded in Auditors File #200309120260.

*Septic Tank Drainfield easement:* The Easterly 30 feet of both Lot 1 and the South 60 feet of Lot 2, Rancho San Juan Del Mar, Subdivision 2.

**Purpose of Easements:**

The purpose of the Stormwater Pipeline Easement is for the installation, maintenance and repair of underground utilities and drain lines which serve the benefited property and other properties as described in instrument recorded under Auditors File #200309120260.

**Access to Easement area:** The servient property shall afford access to the easement area from Marine Drive for the purpose of excavation, maintenance, and repair of the underground facilities. No improvements shall be constructed nor vegetation planted which would prevent access to the easement area.

The purpose of the Septic Tank Drainfield easement is to provide for the installation, maintenance and repair of an underground drainfield system for the exclusive benefit of the benefited property.

**Appurtenant effect:** The easements herein reserved shall run with the land, are appurtenant to the benefited parcel and perpetual in duration.

**Restrictions:** The easement area shall not be used or occupied in a manner inconsistent with the reserved easement nor shall improvements be constructed upon the easement. No trees nor deep

QUIT CLAIM DEED

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**FURTHER RESERVING THEREFROM AND SUBJECT TO:**

- Dated: 11/13/2020

Elizabeth Walgamott, Grantor

I certify that I know or have satisfactory evidence that Elizabeth Walgamott is the person who appeared before me, and said person acknowledged that she signed this instrument as her free and voluntary act and deed for the uses and purposes mentioned in this instrument.

Dated: NOV 13, 2020

Thomas Benner, Notary Public in and  
for the State of Washington  
Residing at Oak Harbor  
My appointment expires: June 27, 2022

