



**202102190120**

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Skagit County Auditor

Filed for Record at Request of:

Michael A. Jackson & Laurie S. Walloch  
16116 Tulip Lane, Bow, WA 98232  
(206) 427-3077

Chris & Amber McKee  
16156 Tulip Lane, Bow, WA 98232  
(360) 739-9127

Al & Paulette Jensen  
16170 Tulip Lane, Bow, WA 98232  
(360) 961-2788

DOCUMENT TITLE:

EASEMENT

GRANTOR:

Michael A. Jackson & Laurie S. Walloch

GRANTEES:

Chris & Amber McKee

Al & Paulette Jensen

SUBSERVIENT ESTATE ABBREVIATED LEGAL DESCRIPTION:

(14.1400 ac) LOT 1, SKAGIT COUNTY SHORT CARD NO. PL09-0344, RECORDED DECEMBER 2, 2014, UNDER AUDITOR'S FILE NO. 201412020050, RECORDS OF SKAGIT COUNTY, WASHINGTON, SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. County of Skagit, State of Washington

ASSESSOR PROPERTY TAX PARCEL NOS. /PROPERTY ID NOS.:

Parcel No. P108007

DOMINANT ESTATE ABBREVIATED LEGAL DESCRIPTION:

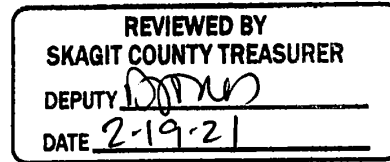
THAT PTN OF NW 1/4 OAF-BEG AT NW COR-TH S 00 DEG 40'18" E ALG WLY SEC LI 717 FTTO POB-TH S 00 DEG 40'18" E 300 FT-TH N 89 DEG 19'42" E PERPENDICULAR TO SD WLY LI 888.34 FTTO WLY LI OF E 108 RODS OF NW 1/4-TH N 00 DEG 01'57" W ALG SD WLY LI 300.02 FT-TH County of Skagit, State of Washington

ASSESSOR PROPERTY TAX PARCEL NO. /PROPERTY ID NO.:

Parcel No. P48287

When recorded return to:

Michael A. Jackson  
& Laurie S. Walloch  
16116 Tulp Lane,  
Bow, WA 98232

**EASEMENT**

This agreement is made and entered into this \_\_\_ day of February, 2021 (the "Effective Date")

By:

Grantor: Michael A. Jackson & Laurie S. Walloch are the legal owner of that real property described as follows:

Property Address:

16116 Tulp Lane, Bow, WA 98232

Abbreviated Legal Description:

(14.1400 ac) LOT 1, SKAGIT COUNTY SHORT  
CARD NO. PL09-0344, RECORDED  
DECEMBER 2, 2014, UNDER AUDITOR'S FILE  
NO. 201412020050, RECORDS OF SKAGIT  
COUNTY, WASHINGTON, SECTION 26,  
TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.  
County of Skagit, State of Washington

Parcel Nos. and PIDs: P108007

Full Legal Description: N/A

Grantee: Chris & Amber McKee are the legal owners of that real property described as follows:

Property Address:

16156 Tulp Lane, Bow, WA 98232

Abbreviated Legal Description:

THAT PTN OF NW 1/4 OAF-BEG AT NW COR-TH S 00 DEG 40'18" E  
ALG WLY SEC LI 717 FTTO POB-TH S 00 DEG 40'18" E 300 FT-TH N  
89 DEG 19'42" E PERPENDICULAR TO SDWLY LI 888.34 FTTO WLY LI  
OF E 108 RODS OF NW 1/4-TH N 00 DEG 01'57" W ALG SD WLY LI  
300.02 FT-TH County of Skagit, State of Washington

Parcel No. and PIQ: P48287

Full Legal Description: N/A

**NOW, THEREFORE**, for good and valuable consideration, the receipt of which is hereby acknowledged, and under the terms and conditions described herein the parties hereto agree as follows:

1. Grant of Easement. Grantor does hereby convey and grant an easement to the Grantee, and/or their assigns and successors, across the easement area described as the terminus of WAVE DIVISION HOLDINGS LLC buried cable at the east end of the Grantor's driveway and proceeding northeast to the Grantee's property, all as more particularly identified in the drawing attached hereto as Exhibit C.

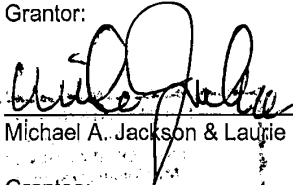
2. Character of Easement. The easement is granted by Grantor to Grantee for the benefit, use and enjoyment of the Dominant Estate by allowing WAVE DIVISION HOLDINGS LLC to place buried cable to serve the Grantee residence.

3. Duration. The easement shall endure in perpetuity. This Agreement is made expressly for the benefit of, and shall be binding on, the heirs, personal representatives, successors in interest, and assigns of the respective parties.

4. Exclusivity of Easement. The easement, rights, and privileges granted by this easement are exclusive, and the Grantor covenants and agrees not to convey any other easement or conflicting rights within the area covered by this grant.

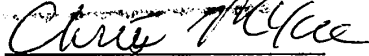
This Easement is signed and dated as of the Effective Date.

Grantor:



Michael A. Jackson & Laurie S Walloch

Grantee:



Chris McKee



Amber McKee

**ACKNOWLEDGMENT**

*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

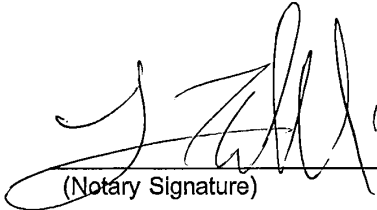
State of Washington

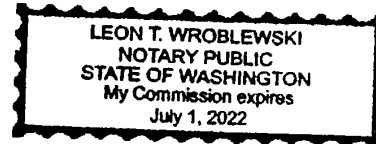
County of Whatcom

On February 17, 2021, before me, Leon Wroblewski notary public, personally appeared Mike and Laurie who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that s/he executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
(Notary Signature)



(Seal)



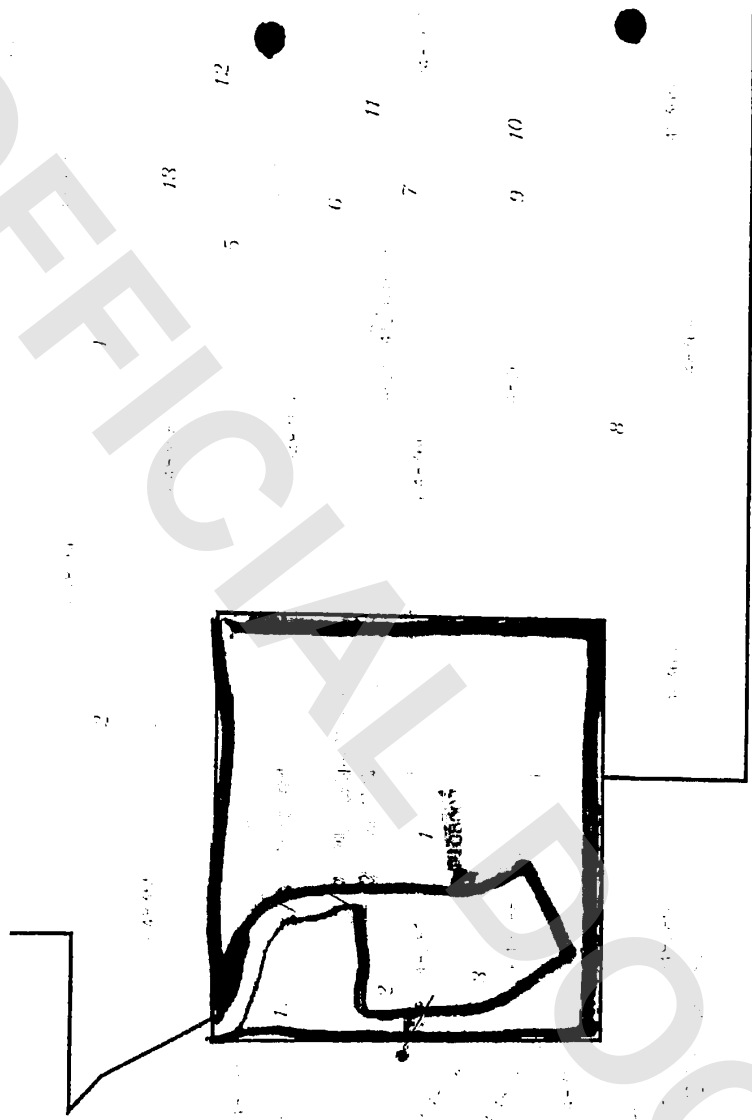
**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL A: (14.1400 ac) LOT 1, SKAGIT COUNTY SHORT CARD NO. PL09-0344, RECORDED DECEMBER 2, 2014, UNDER AUDITOR'S FILE NO. 201412020050, RECORDS OF SKAGIT COUNTY, WASHINGTON, SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.**

**PARCEL B: (1.0000 ac) LOT 2, SHORT CARD NO. PL09-0344, RECORDED UNDER AF#201412020050, BEING A PORTION OF TRACT 17, REVISED PLAT OF SAN JUAN LOOKOUT SHORT PLAT 509-80, RECORDED UNDER AF#8111130039, LOCATED IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.**

END OF EXHIBIT "A"



UNOFFICIAL DOCUMENT

