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03/10/2021 02:05 PM Pages: 1 of 12 Fees: \$114.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY [Signature]
DATE 3-10-2021

DECLARATION OF EASEMENT

Grantors: Mark Johnson & Dianne Johnson, h/w

Grantees: Mark Johnson & Dianne Johnson, h/w

Legal Description: ptns Govt Lots 3 & 4, 18-35N-9EWM; ptns E ½ SE ¼ 13-35N-8EWM

Additional Legal Description Located on Pages 3-12

Assessor's Property Tax Parcel or Account Nos.: P43851; P4445; P133556

Reference Nos of Documents Assigned or Released: N/A

THIS DECLARATION OF EASEMENT is made this 2nd day of
March, 2021, by and between Mark Johnson & Dianne Johnson, h/w, Grantors, and
Mark Johnson & Dianne Johnson, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the parcels bearing Parcel Nos. P44445 (described in the attached Exhibit A); P133556 (described in the attached Exhibit B); and P43851 (described in the attached Exhibit C).
- b. Grantors/ Grantees wish to declare an easement over P43851, to benefit P44445 and P133556, per the description thereof attached as Exhibit D.
- c. A diagram of the subject easement is attached hereto as Exhibit E.
- d. Descriptions of the subject parcels including the easement are attached hereto as Exhibits F; G & H.

Declaration

Therefore, for and in consideration of the creation of the subject easement, and for no monetary consideration, Grantors declare a non-exclusive easement for ingress and egress over, under, across and through the real property, located in Skagit County Washington, and described in the attached Exhibit D, and burdening P43851 and benefitting P44445 and P133556.

It is not intended by Grantors/ Grantees that the subject easement merge into the underlying fee title, but if such merger is found to exist it is the intention of the Grantors/ Grantees that the easement herein declared be effective immediately upon conveyance by the Grantors of any of the parcels burdened and/or benefitted by the same.

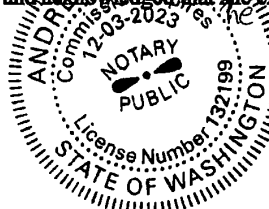
WITNESS the hands of the Grantors:

Mark Johnson
MARK JOHNSON

Diane Johnson
DIANNE JOHNSON
Diane Johnson

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

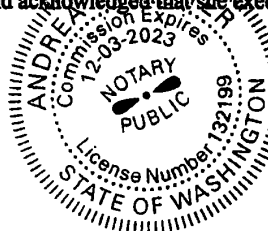
On this 2nd day of March, in the year 2021, before me personally appeared Mark Johnson, known to me to be one of the persons who is described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.



Andrea Richter
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
Residing at Conete, WA
My commission expires: 12/03/23
Printed Name: Andrea R Richter

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 2nd day of March, in the year 2021, before me personally appeared Diane Johnson, known to me to be one of the persons who is described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.



Andrea Richter
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
Residing at Conete, WA
My commission expires: 12/03/23
Printed Name: Andrea R Richter

Exhibit A

Description of 1 Acre Tax Parcel, P 44445

That portion of Government Lot 3, Section 18, Township 35 North, Range 9 East, W.M. described as follows:

Commencing at the Northwest corner of said Government Lot 3;
thence South $26^{\circ} 49' 45''$ East a distance of 536.42 feet to the **True Point of Beginning** of this one acre tax parcel;
thence North $80^{\circ} 54' 32''$ East a distance of 159.01 feet;
thence South $30^{\circ} 45' 07''$ East a distance of 112.01 feet;
thence South $0^{\circ} 08' 26''$ West a distance of 174.84 feet;
thence South $89^{\circ} 31' 08''$ West a distance of 156.90 feet;
thence North $0^{\circ} 05' 28''$ West a distance of 93.17 feet;
thence North $17^{\circ} 28' 56''$ West a distance of 67.56 feet;
thence North $22^{\circ} 09' 31''$ West a distance of 96.83 feet to the **True Point of Beginning**.

Exhibit B

Description of P 133556

Those portions of Government Lots 3 and 4 of Section 18, Township 35 North,
Range 9 East, W.M. lying North of the Northerly line of State Route 20.

Situated in Skagit County, Washington

Exhibit C

Description of P 43851

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 8 East of W.M., described as follows:

Beginning at the intersection of the Northerly line of the lateral Highway No. 3, as condemned by decree entered in the Superior Court for Skagit County, Cause No. 13685 on May 27, 1931, running in a general Easterly and Westerly direction through said subdivision and a line which is parallel with and distant, when measured at right angles, 200 feet West of the East line of said Southeast $\frac{1}{4}$; thence North along said parallel line 200 feet; thence East 200 feet to the East line of said Southeast $\frac{1}{4}$; thence South along said East line to the Northerly line of said Highway; thence Westerly along said Northerly line to the place of beginning.

Exhibit D

Description of Easement

An easement across P 43851 to P 133556 and P 44445 described as follows:

An easement for ingress and egress across portions of Government Lots 3 and 4, Section 18, Township 35 North, Range 9 East, W.M. and also across a portion of the Southeast Quarter of Section 13, Township 35 North, Range 8 East, W. M., being 15 feet wide, lying 7.5 feet on each side of the following described center line:

Commencing at the Southwest corner of said Section 18;
 thence North $1^{\circ} 27' 01''$ East along the west line of said section 18 a distance of 1275.96 feet to the northerly right-of-way margin of State Route 20;
 thence North $78^{\circ} 03' 33''$ West along said margin 26.94 feet to the **True Point of Beginning** of the centerline of this easement;
 thence North $15^{\circ} 21' 53''$ East a distance of 20.00 feet;
 thence South $87^{\circ} 54' 21''$ East a distance of 52.00 feet;
 thence North $2^{\circ} 06' 12''$ East a distance of 363.00 feet;
 thence North $7^{\circ} 20' 12''$ East a distance of 47.0 feet;
 thence North $38^{\circ} 32' 07''$ East a distance of 42.0 feet;
 thence North $44^{\circ} 41' 32''$ East a distance of 22.00 feet;
 thence North $56^{\circ} 25' 20''$ East a distance of 78.00 feet;
 thence North $50^{\circ} 02' 45''$ East a distance of 57.00 feet;
 thence North $56^{\circ} 07' 50''$ East a distance of 144.00 feet;
 thence North $27^{\circ} 33' 08''$ East a distance of 26.00 feet;
 thence North $5^{\circ} 03' 04''$ East a distance of 23 feet;
 thence North $13^{\circ} 26' 14''$ West a distance of 29.00 feet;
 thence North $20^{\circ} 12' 40''$ West a distance of 38.00 feet;
 thence North $11^{\circ} 27' 51''$ West a distance of 32 feet to the end of this centerline.



The sidelines of said easement to be extended or shortened to terminate with the boundaries of said highway margin and also to meet at all angle points.

The sidelines of said easement to be extended or shortened to terminate with the boundaries of said highway margin and also to intersect at all angle points.

Situated in Skagit County, Washington



Exhibit H

Description of P 43851 with easement

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 8 East of W.M., described as follows:

Beginning at the intersection of the Northerly line of the lateral Highway No. 3, as condemned by decree entered in the Superior Court for Skagit County, Cause No. 13685 on May 27, 1931, running in a general Easterly and Westerly direction through said subdivision and a line which is parallel with and distant, when measured at right angles, 200 feet West of the East line of said Southeast $\frac{1}{4}$; thence North along said parallel line 200 feet; thence East 200 feet to the East line of said southeast $\frac{1}{4}$; thence South along said East line to the Northerly line of said Highway; thence Westerly along said Northerly line to the place of beginning.

SUBJECT to an easement for ingress and egress across portions of Government Lots 3 and 4, Section 18, Township 35 North, Range 9 East, W.M. and also across a portion of the Southeast Quarter of Section 13, Township 35 North, Range 8 East, W. M., being 15 feet wide, lying 7.5 feet on each side of the following described center line:

Commencing at the Southwest corner of said Section 18;
thence North $1^{\circ} 27' 01''$ East along the west line of said section 18 a distance of 1275.96 feet to the northerly right-of-way margin of State Route 20.
thence North $78^{\circ} 03' 33''$ West along said margin 26.94 feet to the **True Point of Beginning** of this centerline;
thence North $15^{\circ} 21' 53''$ East a distance of 20.00 feet;
thence South $87^{\circ} 54' 21''$ East a distance of 52.00 feet;
thence North $2^{\circ} 06' 12''$ East a distance of 363.00 feet;
thence North $7^{\circ} 20' 12''$ East a distance of 47.0 feet;
thence North $38^{\circ} 32' 07''$ East a distance of 42.0 feet;
thence North $44^{\circ} 41' 32''$ East a distance of 22.00 feet;
thence North $56^{\circ} 25' 20''$ East a distance of 78.00 feet;
thence North $50^{\circ} 02' 45''$ East a distance of 57.00 feet;
thence North $56^{\circ} 07' 50''$ East a distance of 144.00 feet;
thence North $27^{\circ} 33' 08''$ East a distance of 26.00 feet;
thence North $5^{\circ} 03' 04''$ East a distance of 23 feet;
thence North $13^{\circ} 26' 14''$ West a distance of 29.00 feet;
thence North $20^{\circ} 12' 40''$ West a distance of 38.00 feet;
thence North $11^{\circ} 27' 51''$ West a distance of 32 feet to the end of this centerline.

Exhibit G

Description of P 133556 with easement

Those portions of Government Lots 3 and 4 of Section 18, Township 35 North, Range 9 East, W.M. lying North of the Northerly line of State Route 20.

TOGETHER WITH AND SUBJECT TO an easement for ingress and egress across portions of Government Lots 3 and 4, Section 18, Township 35 North, Range 9 East, W.M. and also across a portion of the Southeast Quarter of Section 13, Township 35 North, Range 8 East, W. M., said easement being 15 feet wide, lying 7.5 feet on each side of the following described center line:

Commencing at the Southwest corner of said Section 18;
 thence North $1^{\circ} 27' 01''$ East along the west line of said section 18 a distance of 1275.96 feet to the northerly right-of-way margin of State Route 20;
 thence North $78^{\circ} 03' 33''$ West along said margin 26.94 feet to the **True Point of Beginning** of this centerline;
 thence North $15^{\circ} 21' 53''$ East a distance of 20.00 feet;
 thence South $87^{\circ} 54' 21''$ East a distance of 52.00 feet;
 thence North $2^{\circ} 06' 12''$ East a distance of 363.00 feet;
 thence North $7^{\circ} 20' 12''$ East a distance of 47.0 feet;
 thence North $38^{\circ} 32' 07''$ East a distance of 42.0 feet;
 thence North $44^{\circ} 41' 32''$ East a distance of 22.00 feet;
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 thence North $50^{\circ} 02' 45''$ East a distance of 57.00 feet;
 thence North $56^{\circ} 07' 50''$ East a distance of 144.00 feet;
 thence North $27^{\circ} 33' 08''$ East a distance of 26.00 feet;
 thence North $5^{\circ} 03' 04''$ East a distance of 23 feet;
 thence North $13^{\circ} 26' 14''$ West a distance of 29.00 feet;
 thence North $20^{\circ} 12' 40''$ West a distance of 38.00 feet;
 thence North $11^{\circ} 27' 51''$ West a distance of 32 feet to the end of this centerline.



The sidelines of said easement to be extended or shortened to terminate with the boundaries of said highway margin and also to meet at all angle points.

Situated in Skagit County, Washington

thence North 20°12'40" West a distance of 38.00 feet;
thence North 11°27'51" West a distance of 32 feet to the end of this centerline.

The sidelines of said easement to be extended or shortened to terminate with the boundaries of said highway margin and also to meet at all angle points.

Situate in the County of Skagit, State of Washington

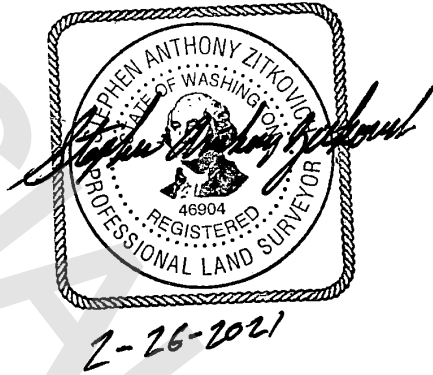


Exhibit F

Description of 1 Acre Tax Parcel, P 44445 with easement

That portion of Government Lot 3, Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Commencing at the Northwest corner of said Government Lot 3;
thence South $26^{\circ} 49' 45''$ East a distance of 536.42 feet to the **True Point of Beginning** of this one acre tax parcel;
thence North $80^{\circ} 54' 32''$ East a distance of 159.01 feet;
thence South $30^{\circ} 45' 07''$ East a distance of 112.01 feet;
thence South $0^{\circ} 08' 26''$ West a distance of 174.84 feet;
thence South $89^{\circ} 31' 08''$ West a distance of 156.90 feet;
thence North $0^{\circ} 05' 28''$ West a distance of 93.17 feet;
thence North $17^{\circ} 28' 56''$ West a distance of 67.56 feet;
thence North $22^{\circ} 09' 31''$ West a distance of 96.83 feet to the **True Point of Beginning**.

Together with an easement for ingress and egress across portions of Government Lots 3 and 4, Section 18, Township 35 North, Range 9 East, W.M. and also across a portion of the Southeast Quarter of Section 13, Township 35 North, Range 8 East, W. M., said easement being 15 feet wide, lying 7.5 feet on each side of the following described center line:

Commencing at the Southwest corner of said Section 18;
thence North $1^{\circ} 27' 01''$ East along the west line of said section 18 a distance of 1275.96 feet to the northerly right-of-way margin of State Route 20;
thence North $78^{\circ} 03' 33''$ West along said margin 26.94 feet to the **True Point of Beginning** of this centerline;
thence North $15^{\circ} 21' 53''$ East a distance of 20.00 feet;
thence South $87^{\circ} 54' 21''$ East a distance of 52.00 feet;
thence North $2^{\circ} 06' 12''$ East a distance of 363.00 feet;
thence North $7^{\circ} 20' 12''$ East a distance of 47.0 feet;
thence North $38^{\circ} 32' 07''$ East a distance of 42.0 feet;
thence North $44^{\circ} 41' 32''$ East a distance of 22.00 feet;
thence North $56^{\circ} 25' 20''$ East a distance of 78.00 feet;
thence North $50^{\circ} 02' 45''$ East a distance of 57.00 feet;
thence North $56^{\circ} 07' 50''$ East a distance of 144.00 feet;
thence North $27^{\circ} 33' 08''$ East a distance of 26.00 feet;
thence North $5^{\circ} 03' 04''$ East a distance of 23 feet;
thence North $13^{\circ} 26' 14''$ West a distance of 29.00 feet;

