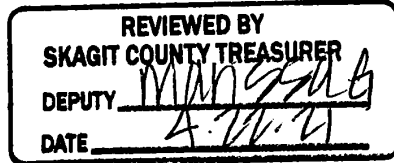




202104220093

04/22/2021 01:22 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

1 RETURN TO:
2 CATHLEEN YEDINAK
3 POST OFFICE BOX 1667
4 WENATCHEE, WA 98807-1667



CHICAGO TITLE
6020047053

5
6
7
8
9
10
11 ACCOMMODATION RECORDING

12
13 GRANT OF EASEMENT

14 **Grantor:** Cathleen Yedinak, Personal Representative for the Estate of Richard I.
15 McMonagle, deceased.

16 **Grantee:** Cathleen Yedinak, Personal Representative for the Estate of Richard I.
17 McMonagle, deceased.

18 **Legal Desc. (abbrev.):** Encumbered Property: Portion of Section 24, Township 36
19 North, Range 3, E.W.M., Skagit County, Washington. Benefited Property: Portion of
20 Section 19, Township 36 North, Range 4 E.W.M., Skagit County, Washington.
21 Additional legal descriptions on Pages 1 and 2.

22 **Tax Parcel No.:** P 48220 and P 48219.
23
24
25

26 COME NOW, Cathleen Yedinak, Personal Representative for the
27 Estate of Richard I. McMonagle, deceased, the owner of real property situate in Skagit
28 County, Washington, more particularly described as follows:

29 Tract 2 of Survey recorded in Volume 2 of Surveys, Pages 55 and 56, under
30 Auditor's File No. 867842 records of Skagit County, Washington (being a
31 portion of the South half of the Southeast quarter of Section 24, Township 36
32 North, Range 3, E.W.M.).
33

34 hereinafter referred to as "encumbered property", and grant an easement to Cathleen
35 Yedinak, Personal Representative for the Estate of Richard I. McMonagle, deceased, for
36 the benefit of real property situate in Skagit County, Washington, more particularly
37 described as follows:
38

GRANT OF EASEMENT - 1

CHANCEY C. CROWELL

Attorney at Law
Post Office Box 2866
Wenatchee, WA 98807-2866
chanceylaw@yahoo.com

That portion of Tract 1 of Survey recorded November 2, 1977 as Auditor's File No. 867842 in Volume 2 of Surveys, Pages 55 and 56 lying Westerly of the following described line:

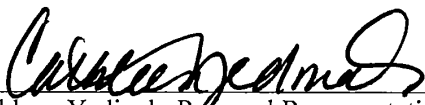
Begin at the Southwest corner of Tract "A" of Skagit County Short Plat No. 7-76, approved April 2, 1976 and recorded April 6, 1976 as Auditor's File No. 832832; thence West along the South line of the above mentioned Tract 1, a distance of 17.92 feet to the True Point of Beginning of this line description; thence North 0°58' 29" West 730.0 feet, more or less, to point on the North line of said Tract 1, said point being the Terminus of this line description.

Said Tract 1 being a portion of the Southeast ¼ of the Southeast ¼ of Section 24, Township 36 North, Range 3 East, W.M. and of Government Lot 4 of Section 19, Township 3 North, Range 4 East W.M., Skagit County, Washington.

hereinafter referred to as "benefitted property". Said easement shall be for the purposes of ingress and egress for the benefitted property. Said easement shall also include ingress and egress for the installation, operation, maintenance, repair and/or replacement of any power and/or utilities for the benefitted property. Said easement shall be thirty feet (30') in width adjacent to and parallel to the Northern boundary of the encumbered property extending from the Northeast corner of the encumbered property extending Westerly to the Southwest corner of the benefitted property. In the event the driveway requires the widening of the entry or portions of the driveway to allow equipment entry, then the cost to improve, widen or extend any portion thereof will be at the expense of the property owner requiring the revisions, modifications or widening of said entry or driveway.

Said easement shall perpetually benefit the benefitted property, shall perpetually encumber the encumbered property and shall run with the land.

DATED this 21st day of April, 2021.


Cathleen Yedinak, Personal Representative

GRANT OF EASEMENT - 2

CHANCEY C. CROWELL

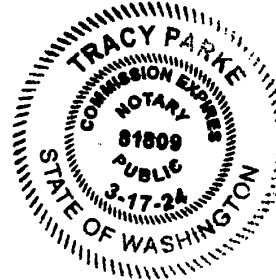
Attorney at Law
Post Office Box 2866
Wenatchee, WA 98807-2866
chanceylaw@yahoo.com

1
2 STATE OF WASHINGTON)
3) ss.
4 County of Chelan)
5

6 I certify that I know or have satisfactory evidence that Cathleen
7 Yedinak is the person who appeared before me, and said person acknowledged that she
8 signed this instrument, on oath stated that she was authorized to execute the instrument
9 and acknowledged it as the Personal Representative for the Estate of Richard I.
10 McMonagle, deceased, to be the free and voluntary act of such party for the uses and
11 purposes mentioned in the instrument.
12
13

14
15 DATED this 21st day of April, 2021.
16
17

18
19
20 Tracy Parke
21 TRACY PARKE
22 Notary Public in and for the
23 State of Washington, residing
24 at E. Wenatchee.
25
26
27 My Commission Expires: 3.17.24
28



GRANT OF EASEMENT - 3

CHANCEY C. CROWELL

Attorney at Law
Post Office Box 2866
Wenatchee, WA 98807-2866
chanceylaw@yahoo.com