

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Land Title & Escrow
Order 02-183911-OE

GRANT OF EASEMENT

Grantor: Martin N. Chamberlain, Jr.

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Josie L Bear
DATE 04/23/2021

Grantee: Haller Farms Edison LLC

Legal Description: **ptn Govt. Lot 4, 33-36N-3EWM**

Additional Legal Description Located on Pages 3-4

Assessor's Property Tax Parcel or Account Nos.: P48536; P48537

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 20TH day of APRIL, 2021, by and between Martin N. Chamberlain, Jr., an unmarried person, Grantor, and Haller Farms Edison LLC, a Washington limited liability company, Grantee.

For and in consideration of **an agreement between the parties, and for no monetary consideration**, Grantor conveys to Grantee a **non-exclusive easement for ingress, egress and utilities over, under and through the following-described real property, located in Skagit County Washington:**

See attached easement description

The easement herein granted shall run with and be appurtenant to the property owned by Grantee and described on the attached. The said easement shall be limited to agricultural activities carried out on the benefitted property, and shall not be utilized for residential or other purposes.

WITNESS the hand of the Grantor:

Grantors: Martin N. Chamberlain, Jr.

Grantee:

Property Legal Description (abbreviated): Ptn. Gov't. Lot 4, Sec. 33-36-3 E.W.M.

Assessor's Tax Parcel Nos: 360333-3-010-0004, P48536

EASEMENT DESCRIPTION

A non-exclusive easement for ingress, egress and utilities, described as Parcel "C", below, over, across and under Parcel "B" described below, for the benefit of Parcel "A" as described below.

Parcel "A":

Lot 4 of Skagit County CaRD Short Plat No. PL19-0292 approved June 11, 2020 and recorded June 25, 2020 under Auditor's File No. 202006250109, being a portion of Government Lots 4 and 5 of Section 33, Township 36 North, Range 3 East, W.M. and of Government Lots 1, 2, 3 and 4 of Section 4, Township 35 North, Range 3 East, W.M.

Parcel "B":

The North 230 feet of the following described tract of land:

That portion of Government Lot 4, Section 33, Township 36 North, Range 3 East of the Willamette Meridian, lying South of the South line of Gilmore Avenue and the South line thereof extended Easterly, as shown on the Plat of "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington; EXCEPT the West 360 feet thereof, lying Easterly of the County Road along the West line of said Lot 4; AND EXCEPT that portion thereof lying Easterly of the following described line: Beginning at a point on the section line between Sections 4 and 33, said point being also on the South line of said Government lot 4, lying Easterly of the common corner to Sections 32, 33, 4 and 5, Townships 36 and 35 North, Range 3 East, W.M., a distance of 1038.44 feet (deed recorded under Auditor's File No. 202734 – 15.74 chains = 1038.84 feet) from the Southwest corner of said Section 33; thence North in said Section 33, a distance of 785.4 feet, more or less, to the South line of the Easterly extension of said Gilmore Avenue and the terminus of this line description.


Parcel "C":

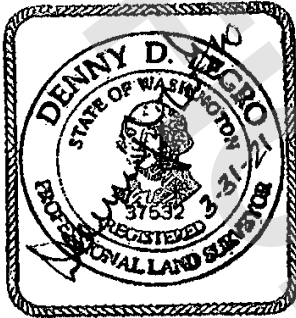
A 20 foot wide strip of land described as follows:

Beginning at the Southeast corner of Parcel "B" described hereinabove; thence S 89°51'15" W along the common boundary between said Parcel "B" and Parcel "A" described hereinabove, a distance of 20.00 feet; thence N 0°27'59" W along a line parallel with and 20 feet distant from, when measured at right angles to, the East line of said Parcel "B", a distance of 180.75 feet to the PC of a curve to the left; thence in a Northwesterly direction along said curve to the left, having a radius of 50.00 feet and a central angle of 89°40'46", an arc distance of 78.26 feet, more or less, to the PT of said curve at a point on the North line of said Parcel "B" which bears S 89°51'15" W, a distance of 69.72 feet from the Northeast corner of said Parcel "B"; thence N 89°51'15" E along the North line of said Parcel "B", a distance of 48.99 feet to the point of intersection with a curve to the right, at which point the tangent to the curve bears S 45°43'50" E; thence in Southeasterly direction along said curve to the right, having a radius of 70.00 feet and a central angle of 45°15'51", an arc distance of 55.30 feet, more or less, to the P.T. of said curve at a

point on the East line of said Parcel "B"; thence S 0°27'59" E, a distance of 180.39 feet, more or less, to the Southeast corner of said Parcel "B" and the Point of Beginning of this easement description.

All situate in the County of Skagit, State of Washington.

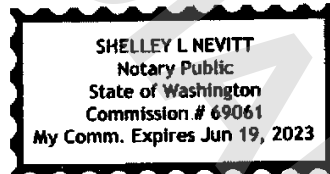

Denny D. LeGro
Professional Land Surveyor
License No. 37532
March 31, 2021

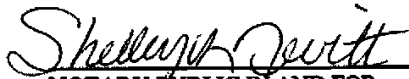



MARTIN N. CHAMBERLAIN, Jr.

STATE OF WASHINGTON)
:ss.
SKAGIT COUNTY)

On this 20th day of April, in the year 2021, before me personally appeared Martin N. Chamberlain, Jr., known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that he executed the same for the purposes therein mentioned.




NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Bowl
My commission expires: 6-19-2023
Printed Name: Shelley L. Nevitt

