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06/22/2021 01:55 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**GRANT OF EASEMENT**

**Grantors:** Justin R. Burt & Anna C. Burt, h/w  
**Grantees:** Merritt K. O'Bryan & Marcia R. O'Bryan, h/w  
**Legal Description:** ptn Govt Lot 10, 1-34N-4EWM  
Additional Legal Description Located on Page 2  
**Assessor's Property Tax Parcel or Account Nos.:** P23354; P23305  
**Reference Nos of Documents Assigned or Released:** 200410250187

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Josie Bear  
DATE 6-22-2021

THIS INDENTURE is made this 22<sup>ND</sup> day of JUNE, 2021, by and between Justin R. Burt & Anna C. Burt, h/w, Grantors, and Merritt K. O'Bryan & Marcia R. O'Bryan, h/w, Grantees.

*Recitals*

a. Grantors are the owners of the property located in Skagit County, Wash., described as follows:

That portion of Government Lot 10, in Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a stone monument located at the intersection of the centerlines of Mill St. and School Drive, as depicted on the face of "NORTH PARK ADDITION TO CLEAR LAKE", as per the plat thereof recorded in Volume 4 of Plats, page 16, records of Skagit County Wash.;

thence South 24° 18' West a distance of 391.4 feet to the true point of beginning;

thence East a distance of 113.22 feet;

thence South 148.90 feet to the East and West centerline of Section 1, Township 34 North, Range 4 East, W.M.;

Thence Westerly along said centerline a distance of 90.35 feet;

thence North 8° 44' West a distance of 154.64 feet to the point of beginning.

(P23354)

- b. Grantees are the owners of the property located in Skagit County, Wash., described as follows:

That portion of Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at a point which lies 1,003 feet East and 132 feet North of the Southwest corner of the said Govt. Lot 6;

thence East a distance of 318 feet;

thence North a distance of 132 feet;

thence West a distance of 340 feet;

thence South 32° East a distance of 132 feet, more or less, to the point of beginning;

EXCEPT the East 174 feet thereof.

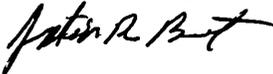
(P23305)

- c. The parties have reached an agreement such that Grantors will convey to Grantees an easement as hereinafter set forth.

**Grant of Easement**

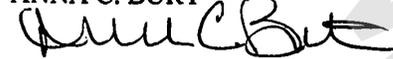
Therefore, for and in consideration of an agreement to convey an easement, and for no monetary consideration, Grantors hereby grant and convey to Grantees, for the benefit of their property described above, a non-exclusive easement over and across that portion of Grantors' property styled as "gravel driveway" on that certain Survey recorded under Skagit County Auditor's File No. 200410250187. The easement holder is responsible for and paying all costs to maintain the "gravel road" Any substantial modifications need approval from the homeowner. The homeowner cannot be held liable for any injuries, theft or damage caused on the easement property.

JUSTIN R. BURT



MRO MKO  
ACB JRS

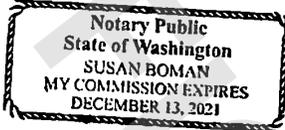
ANNA C. BURT



STATE OF WASHINGTON )  
 :ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Justin R. Burt, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22 day of JUNE, 2021.

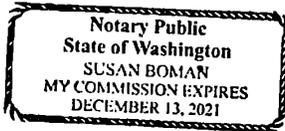


*Susan Boman*  
NOTARY PUBLIC in and for the State of Washington, residing at  
SKAGIT CO.  
My commission expires: 12-13-21  
Name: SUSAN BOMAN

STATE OF WASHINGTON )  
 :ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Anna C. Burt, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22<sup>ND</sup> day of JUNE, 2021.



*Susan Boman*  
NOTARY PUBLIC in and for the State of Washington, residing at  
SKAGIT CO.  
My commission expires: 12-13-21  
Name: SUSAN BOMAN