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09/22/2021 04:01 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

Return Address:

Document Title:

Easement

Reference Number (if applicable): _____

Grantor(s):

☐ additional grantor names on page ____.

- 1) Robert C Warner
- 2) Patricia Warner

Grantee(s):

☐ additional grantor names on page ____.

- 1) public
- 2) _____

Abbreviated Legal Description:

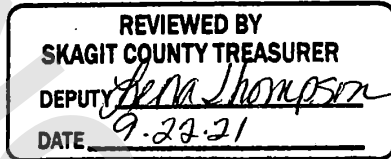
☐ full legal on page(s) ____.

PHN Lots 10-12 Pressentin Ranch

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____.

P 121845



Turnaround Easement

As owners of Lots 10, 11, and 12, Plat of Pressentin Ranch, see attached legal and survey map completed by John B. Semrau, dated 9-14-2021. for parcel numbers.

We, the owners of the above mentioned properties, Robert C Warner and Patricia Warner, dedicate the property as described in the attached survey and Turnaround Easement for the purpose of Fire, First Responders, and large vehicles and return from Lots 10, 11, and 12, see attached for complete legal.

P121845

Owner, *[Signature]*

date: *9-22-2021*

Owner, *Patricia Warner*

date: *9/22/2021*

WASHINGTON NOTARY ACKNOWLEDGEMENT

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert Warner and Patricia Warner are the persons who appeared before me, and said persons acknowledged that ^{they} (he/she) signed this instrument and acknowledged it to be ^{their} (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 22, 2021



Candice Mae Hamilton
Signature

Notary
Title

My appointment expires: 08/10/2025

Turnaround Easement Description:

A Turnaround Easement, 50.00 feet in radius, for the purposes of Fire, First Responder, and large vehicle access and return from Lots 10, 11, and 12, as said lots are shown upon that certain map entitled "PLAT OF PRESENTIN RANCH", recorded June 18, 2004, under Skagit County Auditor's File No. 200408090115, Section 8, Township 35 North, Range 8 East, W.M.;

Commencing at the Northwest corner of said Lot 12, thence North $89^{\circ}38'08''$ East along the North line of Lot 12, a distance of 60.00 feet to a point where the INGRESS, EGRESS, AND UTILITY EASEMENT FOR LOTS 10, 11 & 12 intersects with the North line of Lot 12; thence South $44^{\circ}35'32''$ West along said Ingress, Egress Easement, a distance 42.39 feet to a point that is 30.00 feet perpendicular with the West line of Lot 12; thence South $0^{\circ}27'03''$ East parallel with the West line of Lot 12, continuing along said Ingress, Egress Easement, a distance 131.17 feet to the Southeast corner of the Ingress, Egress Easement and the TRUE POINT OF BEGINNING of this turnaround easement with a radius of 50.00 feet; thence along a curve to the right, having a tangent angle North $72^{\circ}59'36''$ West and a delta angle of $325^{\circ}05'05''$, for a length of 283.69 feet to intersect the Southwest corner of the said Ingress, Egress Easement and TERMINUS, 30.00 perpendicular from TRUE POINT OF BEGINNING.

Situated in the County of Skagit, State of Washington.

