

Order No.:

POOR ORIGINAL

202111190048

11/19/2021 10:05 AM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor, WA

When recorded return to:

Delta Properties, LLC  
PO Box 970  
Burlington, WA 98233

Escrow Number: JM2194

## EASEMENT

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 11/19/2021

THE GRANTOR DELTA PROPERTIES, LLC, for and in consideration of no monetary consideration conveys and quit claims to DELTA PROPERTIES, LLC, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Those three easements and a covenant over and across those portions of Section 19, Township 35 North, Range 3 East, W.M. described on the attachment hereto.

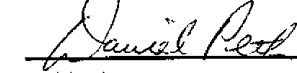
Subject to Matters of Record.

P111998  
Tax Parcel Number(s): ~~P111998~~, P127629, P34479, P34507, P34508, P34509 and P34510.

**Dated: November 18th, 2021.**

### Delta Properties, LLC

By Daniel Peth



Daniel Peth

State of Washington

County of Skagit SS:

I certify that I know or have satisfactory evidence that Daniel Peth is the person who appeared before me, and said person acknowledge that he signed this instrument as the Managing Member of Delta Properties, LLC, and acknowledged it to be its free and voluntary act for the uses and purposes mentioned in this instrument.



Nov. 18, 2021



Notary Public in and for the State of Washington

Residing at: Mount Vernon

My appointment expires: 12/8/2022

**Exhibit "A"**  
**All Properties Described Below Are Portions Of**  
**Section 19, Township35 North, Range 3 East, W.M**

**Easement One:**

A non-exclusive easement for ingress, egress and utilities over, across and under Parcel P127629 lying East of the Bay View Edison Road and over across and under Parcel P34479 lying East of said road for the benefit of Parcel P111998. The grantor declares that the grantee may only have two 30-foot wide points of access from said easement and that points must both be at least 200 feet East of the Bay View Edison Road.

**Parcel P127629** is the South 30 feet of Lot 4 of Skagit County Short Plat No. 97-0017 approved August 20, 1997 and recorded August 29, 1997 as Auditor's File No.9708290092 in Government Lot 3 of said section.

**Parcel P34479** is the North 30 feet of the South 1/4 of Government Lot 3 of said section.

**Parcel P111998** is Lot 4 of Skagit County Short Plat No. 97-0017 approved August 20, 1997 and recorded August 29, 1997 as Auditor's File No.9708290092 in Government Lot 3 of said section EXCEPT the South 30 feet thereof.

**Easement Two:**

A non-exclusive easement to convey surface water through an existing ditch together with the right to enter upon said parcel P 111998 to maintain and repair said ditch; this ditch easement is 12 feet wide, the center line of which is described as follows: Begin on the West line of the above described Parcel P111998 at a point 6 feet South of the Northeast corner thereof; West parallel with the North line of said Parcel 973 feet; thence Southwesterly to a point on the South line of said Parcel lying 78 feet East of the Southwest corner of said Parcel said point being the terminus of this center line description, where the ditch shall drain into an existing culvert. This easement is for the benefit of the Northeast 1/4 of the Southeast 1/4 of said section; the North 1/4 of the Northwest 1/4 of the Southeast 1/4 of said section; the South 1/4 of the Northeast 1/4 of said section and the small portion of the Northeast 1/4 of the Northeast 1/4 that is adjacent to and appurtenant to the Southeast 1/4 of the Northeast 1/4 of said section. Said drainage ditch may also be used for the benefit of Parcel P 111998.

**Easement Three:**

A non-exclusive Easement for well protection purposes over, across and under those portions of Parcels P127629 and P34479 lying with 100 feet of a single water well to be drilled on Parcel 111998. This easement shall be subject to both existing and concurrently established Easements for ingress, egress and utilities. The owner of P111998 at the time the well is Drilled may select the precise location of said well.

**Covenant One:**

No structure or vegetation is allowed to be taller than thirty feet from the surrounding native ground level. This covenant is imposed upon Parcel P 111998 for the benefit of each of the dominant parcels of Easement Two above.