

202111290053
11/29/2021 10:07 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

After Recording
Mail To:

Swinomish Indian Tribal Community
Land Management Department
11404 Moorage Way
La Conner, WA 98257

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Bena Thompson
DATE 11.29.21

GRANT OF EASEMENT

Assessor's Tax Parcel No.: **Benefitted:** P20823; **Burdened:** P20825
Grantor: Swinomish Indian Tribal Community
Grantee: Gordon Bell
Abbreviated Legal: PTN OF SE ¼ NE ¼ OF SEC 35, TWP 34N, R2E, W.M.

The Grantor, Swinomish Indian Tribal Community, a federally recognized Indian Tribe (the "Tribe"), conveys to the Grantee, GORDON BELL, an easement for ingress and egress on land situated in Skagit County, Washington as follows:

1. The Grantor is the owner of Parcel P20825, described in the deed recorded under Auditor's File number 201902280119; and
2. The Grantee is owner of Parcel P20823, described in the deed recorded under Auditor's File number 200601260078; and
3. The Grantee and/or his predecessors in interest constructed a portion of his access to his homes at 17513 and 17523 Snee-Oosh Road (located on Parcel P20823), including a portion of the driveway and a drainage ditch; and

4. The Grantor hereby conveys a perpetual easement for ingress and egress over Parcel P20825 as described in the attached Exhibit A and depicted in Exhibit B (incorporated herein by reference) for the benefit of Grantee's parcels (P20823) subject to Grantor's right to revoke the easement after one year of non-use; and

5. This easement shall be limited to the area currently occupied by the driveway and drainage ditch, encompassing an area of approximately 518 square feet, as shown on the attached Exhibit B for the purpose of Grantee's ingress and egress; and

6. Grantee and his successors shall be responsible for all maintenance of the driveway and drainage ditch and shall hold the Grantor, as well as Grantor's successors in interest, agents and employees, harmless from any liability associated with the use of the easement by Grantee, Grantee's successors, and invitees.

Grantee:



GORDON BELL

Grantor:



STEVE EDWARDS, CHAIRMAN
SWINOMISH INDIAN SENATE

STATE OF WASHINGTON)

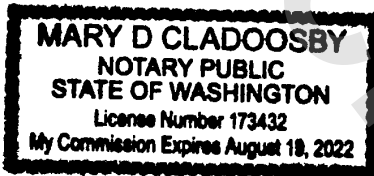
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ss.

COUNTY OF SKAGIT)

On this 2nd day of November, 2021, before me, the undersigned, personally appeared GORDON BELL, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me 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 2 day of November, 2021.



Mary D Cladoosby

Notary Public in and for the State of Washington

Residing at

Bellevue WA

My commission expires:

8-19-22

STATE OF WASHINGTON)

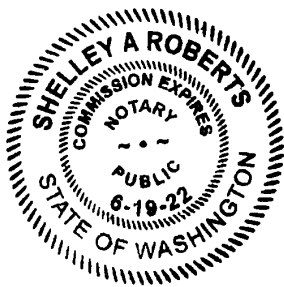
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ss.

COUNTY OF SKAGIT)

On this 4 day of November, 2021, before me, the undersigned, personally appeared STEVE EDWARDS, to me known to be the Chairman of the Swinomish Indian Tribal Community and who executed the within and foregoing instrument, and acknowledged to me 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 4th day of November, 2021.



Shelley A Roberts

Notary Public in and for the State of Washington

Residing at

Mt. Vernon, WA

My commission expires:

6-19-22

EXHIBIT A**INGRESS, EGRESS, AND DRAINAGE EASEMENT AREA DESCRIPTION**

AN EASEMENT FOR INGRESS, EGRESS AND STORMWATER DRAINAGE LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTIONS 35 AND 36, IN SAID TOWNSHIP AND RANGE; THENCE ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SOUTH 88°27'18" WEST A DISTANCE OF 333.70 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID QUARTER-QUARTER MONUMENTED WITH A 2 INCH ALUMINUM CAP STAMPED "PSE 35147"; THENCE, ALONG THE SUBDIVISIONAL LINE, SOUTH 00°30'45" EAST 573.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SUBDIVISIONAL LINE, SOUTH 00°30'45" EAST 65.19 FEET TO THE NORTH MARGIN OF SNEE-OOSH ROAD, ALSO KNOWN AS COUNTY ROAD NO. 353 MONUMENTED WITH A 2 INCH ALUMINUM CAP STAMPED "PSE 35147"; THENCE, ALONG SAID MARGIN, SOUTH 88°10'00" WEST 15.90 FEET; THENCE DEPARTING SAID MARGIN NORTH 13°06'50" EAST 67.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 518 SQUARE FEET, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT B

