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Skagit County Auditor

When recorded return to:

Craig Sjoström
Attorney at Law
1204 Cleveland Ave.
Mount Vernon, Washington 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Josie Bear
DATE 4.7.22

GRANT OF EASEMENT

Grantor: Gail L. Embert
Grantees: Sidney W. Lindquist & Gail L. Embert
Legal Description: pta Tracts C & D Revised, Survey 200511080190 GL 2 36-34N-4EWM
Additional Legal Description Attached
Assessor's Property Tax Parcel or Account Nos.: P29851; P29844
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 7th day of April, 2022, by and between Gail L. Embert, as her separate estate, Grantor, and Sidney W. Lindquist & Gail L. Embert, each as their respective separate estate, Grantees.

For and in consideration of an agreement between the parties, and for no monetary consideration, Grantor conveys to Grantees a non-exclusive easement for ingress and egress over the route of a roadway as the same existed as of the date hereof, across and through the real property and described in the attached Exhibit A.

The easement herein granted shall run with and be appurtenant to the property owned by Grantees and described in the attached Exhibit B.

A diagram showing the approximate location of the easement herein granted is attached hereto as Exhibit C.

WITNESS the hand of the Grantor:

Gail L. Embert
GAIL L. EMBERT

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 7th day of April in the year 2022, before me personally appeared Gail L. Embert, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.

Melody A Heidebreder

NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,

Residing at mt vernon, wa

My commission expires: 4/30/2023

Printed Name: Melody A Heidebreder



UNOFFICIAL DOCUMENT

Exhibit B***Benefitted Property***

"Tract C Revised" of that Survey recorded November 8th, 2005, under Skagit County Auditor's File No. 200511080190, said Survey being a revision of Skagit County Short Plat No. 134-79, approved on February 8th, 1980 and recorded on February 11th, 1980 in Vol. 4 of Short Plats, page 37, Auditor's File No. 8002110042, being a portion of Govt. Lot 2, in Section 36, Township 34 North, Range 4 East, W.M;

EXCEPT that portion thereof described as follows:

COMMENCING at the Southeast corner of the said "Tract C Revised";

thence Northerly along the East line of the said Tract a distance of 225.59 feet to the Southeast corner of the said "Tract D Revised";

thence along the South line of the said "Tract D Revised", North 86° 30' 00" West a distance of 32.00 feet;

thence North 0° 39' 41" West, a distance of 179.30 feet;

thence North 40° 28' 50" West, a distance of 138.00 feet to the TRUE POINT OF BEGINNING;

thence North 48° 36' 17" East, a distance of 106.43 feet to the Easterly boundary of the said Survey;

thence North 36° 02' 22" West a distance of 66.00 feet;

thence Southwesterly a distance of 112.40 feet to a point which lies 47.00 feet North 40° 28' 50" West of the true point of beginning;

thence South 40° 28' 50" East approximately 47.00 feet to the true point of beginning.

(P29844)

Exhibit A***Burdened Property***

"Tract D Revised" of that Survey recorded November 8th, 2005, under Skagit County Auditor's File No. 200511080190, said Survey being a revision of Skagit County Short Plat No. 134-79, approved on February 8th, 1980 and recorded on February 11th, 1980 in Vol. 4 of Short Plats, page 37, Auditor's File No. 8002110042, being a portion of Govt. Lot 2, in Section 36, Township 34 North, Range 4 East, W.M.;

TOGETHER WITH that portion of **"Tract C Revised"** of that Survey recorded November 8th, 2005, under Skagit County Auditor's File No. 200511080190, said Survey being a revision of Skagit County Short Plat No. 134-79, approved on February 8th, 1980 and recorded on February 11th, 1980 in Vol. 4 of Short Plats, page 37, Auditor's File No. 8002110042, being a portion of Govt. Lot 2, in Section 36, Township 34 North, Range 4 East, W.M., described as follows:

COMMENCING at the Southeast corner of the said **"Tract C Revised";**

thence Northerly along the East line of the said Tract a distance of 225.59 feet to the Southeast corner of the said **"Tract D Revised";**

thence along the South line of the said **"Tract D Revised"**, North 86° 30' 00" West a distance of 32.00 feet;

thence North 0° 39' 41" West, a distance of 179.30 feet;

thence North 40° 28' 50" West, a distance of 138.00 feet to the **TRUE POINT OF BEGINNING;**

thence North 48° 36' 17" East, a distance of 106.43 feet to the Easterly boundary of the said Survey;

thence North 36° 02' 22" West a distance of 66.00 feet;

thence Southwesterly a distance of 112.40 feet to a point which lies 47.00 feet North 40° 28' 50" West of the true point of beginning;

thence South 40° 28' 50" East approximately 47.00 feet to the true point of beginning.

(P29851)

