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05/25/2022 10:47 AM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Dena Thompson
DATE 5.25.22

GRANT OF EASEMENT

Grantor: Skagit County Dike District #5

Grantee: James M. Sullivan

Legal Description: ptn Govt. Lot 7 8-35N-3EWM

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account Nos.: P33915

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 9TH day of MAY, 2022, by and between Skagit County Dike District #5, Grantor, and James M. Sullivan, as his separate property if married, Grantee.

Recitals

- a. Grantee owns the real property described in the attached Exhibit A.
- b. Grantee owns the real property described in the attached Exhibit B..
- c. The parties have reached an agreement under which Grantor will convey to Grantee an easement for ingress, egress and utilities, over the area described in the attached Exhibit C.
- d. A diagram showing the area of the easement herein granted is attached hereto as Exhibit D.

Conveyance

Therefore, for and in consideration of an agreement between the parties, and for no monetary consideration, Grantor grants and conveys to Grantee a non-exclusive easement for

ingress, egress and utilities over, under and through the real property, located in Skagit County Washington, and set forth in the attached Exhibit C.

SKAGIT COUNTY DIKE DISTRICT #5

By: ABSTAINED
JAMES SULLIVAN, President & Commissioner

By: Richard Sullivan
RICHARD SULLIVAN, Vice-President & Commissioner

By: Norman Hoffman
NORMAN HOFFMAN, Secretary & Commissioner

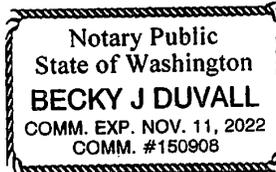
STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this _____ day of January, in the year 2022, before me personally appeared James Sullivan, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his free and voluntary act for the purposes therein mentioned.

NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at _____
My commission expires: _____
Printed Name: _____

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

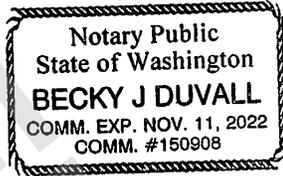
On this 10 day of ~~January~~ ^{May}, in the year 2022, before me personally appeared Richard Sullivan, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his free and voluntary act for the purposes therein mentioned.



Becky Duvall
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Burlington
My commission expires: 11-11-2022
Printed Name: Becky J Duvall

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 10 day of ^{May} ~~January~~, in the year 2022, before me personally appeared Norman Hoffman, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his free and voluntary act for the purposes therein mentioned.



Becky J Duvall
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Burlington
My commission expires: 11-11-2022
Printed Name: Becky J Duvall

UNOFFICIAL DOCUMENT

EXHIBIT "A"

JAMES M. SULLIVAN TAX PARCEL No. P33915
AKA 7950 FARM TO MARKET ROAD, BOW, WA.

PROPERTY DESCRIPTION

(Legal Description of Tax Parcel No. P33915)

That portion of Government Lot 7 in Section 8, Township 35 North, Range 3 East, W.M., more particularly described as follows:

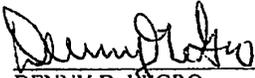
Commencing at the Southeast corner of said Government Lot 7; thence Westerly along the South line of said Government Lot 7, a distance of 313 feet, more or less, to an intersection with an existing fence; thence Northerly along said existing fenceline a distance of 262 feet to the True Point of Beginning; thence continuing Northerly along said fenceline 213 feet, more or less, to the Southerly bank of the Samish River, thence Southeasterly along said bank of the river 300 feet, more or less, to the East line of said Government Lot 7; thence Southerly along said East line a distance of 83 feet, more or less, to a point 238 feet North of the Southeast corner thereof; thence Westerly in a straight line a distance of 313 feet, more or less, to the True Point of Beginning.

EXCEPT that portion conveyed to Skagit County for road purposes along the East line thereof.

TOGETHER WITH that portion of Lots 1 and 2 of Skagit County Short Plat No. 92-032, approved December 1, 1992, recorded December 1, 1992 in Volume 10 of Short Plats, Page 147, under Auditor's File No. 9212010048, as attached to subject property by boundary line adjustment deeds recorded under Skagit County Auditor's File Numbers 202012290285 and 202012290286, more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of said Short Plat No. 92-032; thence N 85°32'45" W along the North line of said Lots 1 and 2, a distance of 291.31 feet to an existing fenceline; thence S 5°52'09" W along said fenceline, a distance of 7.92 feet to a point which bears N 87°06'03" W, a distance of 291.61 feet from the Northeast corner of said Lot 1; thence S 87°06'03" E, a distance of 291.61 feet to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.


DENNY D. LINGRO
Registered Professional Land Surveyor
License No. 37532
Date: January 7, 2022

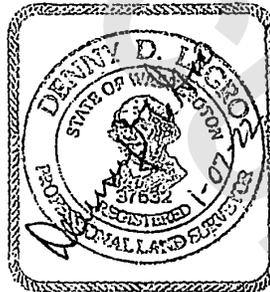


EXHIBIT "B"

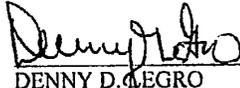
DIKE DISTRICT No. 5

PROPERTY DESCRIPTION

(Legal Description of Property Appropriated by Dike District 5 by SCC No. 3050, March 1897)

Being a strip of land in Lot 7 Section 8 Twp 35 North Range 3 East, WM, more particularly described as follows: A strip of land 45 feet wide lying 25 feet to the Southwest side and extending to the left bank of the Samish River on the Northeast side of the following described line: Commencing at a point on the Section line 366 feet North from the Southeast corner of said Section, thence North 89° 11' West 214 feet, North 47° 31' West 222 feet, North 17° 54' West 166 feet, North 10° 37' West 297 feet, North 52° 11' West 223 feet, North 16° 48' West 129 feet, North 35° 45' West 78 feet, North 6° 03' West 38 feet more or less to the North line of said Lot.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: January 7, 2022



EXHIBIT "C"

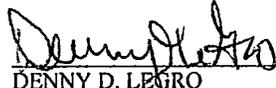
DRIVEWAY INGRESS, EGRESS AND UTILITIES
SERVING JAMES M. SULLIVAN TAX PARCEL No. P33915
AKA 7950 FARM TO MARKET ROAD, BOW, WA.

EASEMENT DESCRIPTION

All that portion of the following described property lying within the ownership of Dike District No. 5:

A non-exclusive easement for ingress, egress and utilities to an existing driveway as constructed along the South bank of the Samish River lying West of and accessing to and from that county road commonly referred to as Farm To Market Road, situated in Government Lot 7, Section 8, Township 35 North, Range 3 East, W.M., more particularly described as follows:

Commencing at a point on the Section line 366 feet North from the Southeast corner of said Section 8; thence N 89°11' W, 98.20 feet to the approximate intersection with the Northerly edge of an existing driveway and the True Point of Beginning of this easement description; thence Westerly along said approximate Northerly edge of existing driveway on the following courses and distances: N 81°36'02" W, 126.68 feet; N 64°03'47" W, 88.93 feet, more or less, to a point on the Northerly projection of the Westerly line of James M. Sullivan property by deeds conveyed under Auditor's File No's. 199807170044, 202012290285 and 202012290286, records of Skagit County, Washington; thence S 5°52'09" W along said Northerly projection, a distance of 7.23 feet, more or less, to the Northwest corner of said Sullivan property; thence in an Easterly direction along the North line of said Sullivan property on the following courses and distances: S 47°31'00" E, 108.99 feet; S 89°11'00" E, 159.91 feet to the intersection with the Northerly edge of said existing driveway; thence N 53°21'43" W, 43.03 feet, more or less, along the Northerly edge of said existing driveway to the True Point of Beginning.



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: January 10, 2022

