



202210140060

10/14/2022 11:48 AM Pages: 1 of 5 Fees: \$461.00
Skagit County Auditor

Document Title: Easement and Maintenance Agreement

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. Allan E. Olson
2. Diane M. Keller

Grantee(s):

☐ additional grantee names on page ____

1. Allan E. Olson
2. Diane M. Keller

Abbreviated legal description:

☐ full legal on page(s) ____

lots 1 and 2 Block C and lots 5, 6, 7, 8 Block D map of

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P73945

La Connor
1872

I, Allan E. Olson, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$203.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Allan E. Olson

Dated

10/14/22

DECLARATION OF MUTUALLY BENEFICIAL EASEMENT AND MAINTENANCE AGREEMENT

This Declaration of Mutual Easement and Maintenance Agreement (this "Agreement") is made as of February 19, 2022 by and between Allan E. Olson ("Allan"), a single person, and Diane M. Keller ("Diane"), a single person.

RECITALS

WHEREAS, Allan owns Lot 1 Block C in Skagit County Assessor Parcel No. P-73945 and Lots 5, 6, 7 and 8 Block D in Skagit County Assessor's Parcel No. P-73954, all in the "Map of La Conner, Whatcom County, Wash Terry. 1872," and

WHEREAS, Diane owns Lot 12 Block C in Skagit County Assessor Parcel No. P-73952, in the "Map of La Conner, Whatcom County, Wash Terry. 1872," and

WHEREAS, the portion of Benton Street located between South Fourth Street and Whatcom Street, and the Alley between Lot 12 Block C and Lot 1 Block C have been vacated by the Town of La Conner and become the property of Allan and Diane, owners of the abutting property, and

WHEREAS, Allan and Diane wish to declare and establish of record a non-exclusive mutually beneficial easement for ingress, egress and utilities and the maintenance thereof over, under and across a portion of their respective properties, including a portion of vacated Benton Street and a portion of the vacated Alley in Block C, all in the "Map of La Conner, Whatcom County, Wash Terry. 1872."

NOW THEREFORE:

GRANT OF EASEMENT AND MAINTENANCE AGREEMENT

1. Allan and Diane, owners of the above described properties, hereby jointly grant and convey a reciprocal easement to each other and their respective properties for their mutual benefit for ingress, egress and utilities over, across, under and through the portions of Benton Street and Alley described in attached Exhibit A titled "Easement for Diane M. Keller and Allan E. Olson Portion of Vacated Benton St. and Alley in Block C, Map of La Conner To Benefit Skagit County Assessor Parcel No's. P-73952, P-73945 and P-73954," and portrayed on Exhibit B, a survey map of the easement, both prepared by Lisser and Associates and dated February 17, 2022.
2. Said easement shall be for any use and purpose not inconsistent with the terms of this easement and include the right to repair and maintain a road right of way to provide vehicular access to Allan and Diane's properties from South Fourth Street, and to install, repair and maintain existing and future utilities to serve the above properties owned by Allan and Diane.
3. Said easement shall be for the benefit of Allan and Diane's properties located in Skagit County Assessor Parcel numbers P-73952, P-73945 and P-73954, their heirs, successors in interest and assigns, and shall run with the land and be binding upon and inure to the benefit of such owners and all future owners, their heirs, successors in interest and assigns. Said beneficiaries shall not construct or maintain any building or other structure or permit any obstruction within the easement area which would interfere with the exercise of the right of access granted herein.

4. From and after the date of this Agreement, the owners of the above described properties, their heirs, successors in interest and assigns shall equally, jointly and mutually perform or cause to be performed and pay all costs associated with the maintenance and repair of the easement area.

IN WITNESS WHEREOF, the below named owners of the above described properties have executed this Declaration Agreement on the day and year written below.

Allan E. Olson
Allan E. Olson

Diane M. Keller
Diane M. Keller

Date: Feb 24, 2022

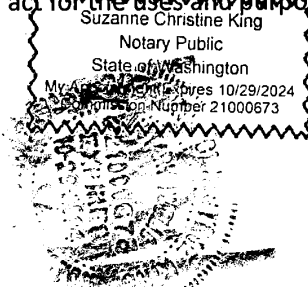
Date: Feb 24, 2022
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

State of Washington)
) ss.
County of Skagit)

OCT 14 2022

Amount Paid \$
By MB Skagit Co. Treasurer Deputy

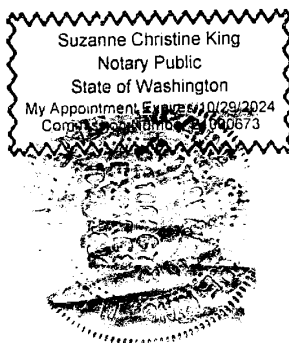
I hereby certify that I know or have satisfactory evidence that Allan E. Olson is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument, and said person acknowledged that he signed the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



Suzanne Christine King
NOTARY PUBLIC in and for the
State of Washington, residing at:
521 Morris St La Conner
Commission expires: 10/29/24

State of Washington)
) ss.
County of Skagit)

I hereby certify that I know or have satisfactory evidence that Diane M. Keller is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument, and said person acknowledged that he signed the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



Suzanne Christine King
NOTARY PUBLIC in and for the
State of Washington, residing at:
521 Morris St La Conner
Commission expires: 10/29/24

Exhibit "A"

**Easement for Diane M. Keller and Allan E. Olson
Portion of Vacated Benton St. and Alley in Block C, Map of La Conner
To benefit Skagit County Assessor's Parcel No's. P-73952, P-73945 and P-73954**

A non-exclusive mutually beneficial easement for ingress, egress and utilities and the maintenance thereof over, under and across a portion of vacated Benton Street and a portion of the vacated alley in Block "C", all in the "Map of La Conner, Whatcom County, Wash. Terry. 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington and being more particularly described as follows:

BEGINNING at the centerline of said Benton Street at a point on the Easterly right of way margin of 4th Street as shown on said "Map of La Conner, Whatcom County, Wash. Terry. 1872";
thence South 30°55'57" West along said Easterly right of way margin of 4th Street for a distance of 8.00 feet;
thence South 59°25'04" East parallel with the centerline of said vacated Benton Street a for a distance of 86.00 feet;
thence North 30°25'58" East for a distance of 8.00 feet, more or less to the centerline of said vacated Benton Street;
thence South 59°25'04" East along said vacated centerline for a distance of 1.50 feet;
thence North 81°59'34" East for a distance of 16.44 feet;
thence North 30°25'58" East for a distance of 9.74 feet;
thence South 59°25'04" East for a distance of 1.00 feet;
thence North 30°25'58" East parallel with the centerline of said vacated alley in Block C", "Map of La Conner, Whatcom County, Wash. Terry. 1872" for a distance of 36.00 feet;
thence North 59°34'02" West for a distance of 16.00 feet;
thence South 30°25'58" West for a distance of 39.80 feet;
thence South 81°59'34" West for a distance of 13.07 feet;
thence North 59°25'04" West for a distance of 75.00 feet, more or less, to said Easterly right of way margin of 4th Street at a point bearing North 30°55'57" East from the POINT OF BEGINNING;
thence South 30°55'57" West along said Easterly right of way margin for a distance of 8.00 feet, more or less, to the POINT OF BEGINNING

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, private and public utilities and other instruments of record.

Situate in the Town of La Conner, County of Skagit, State of Washington.

Containing 2221 sq ft

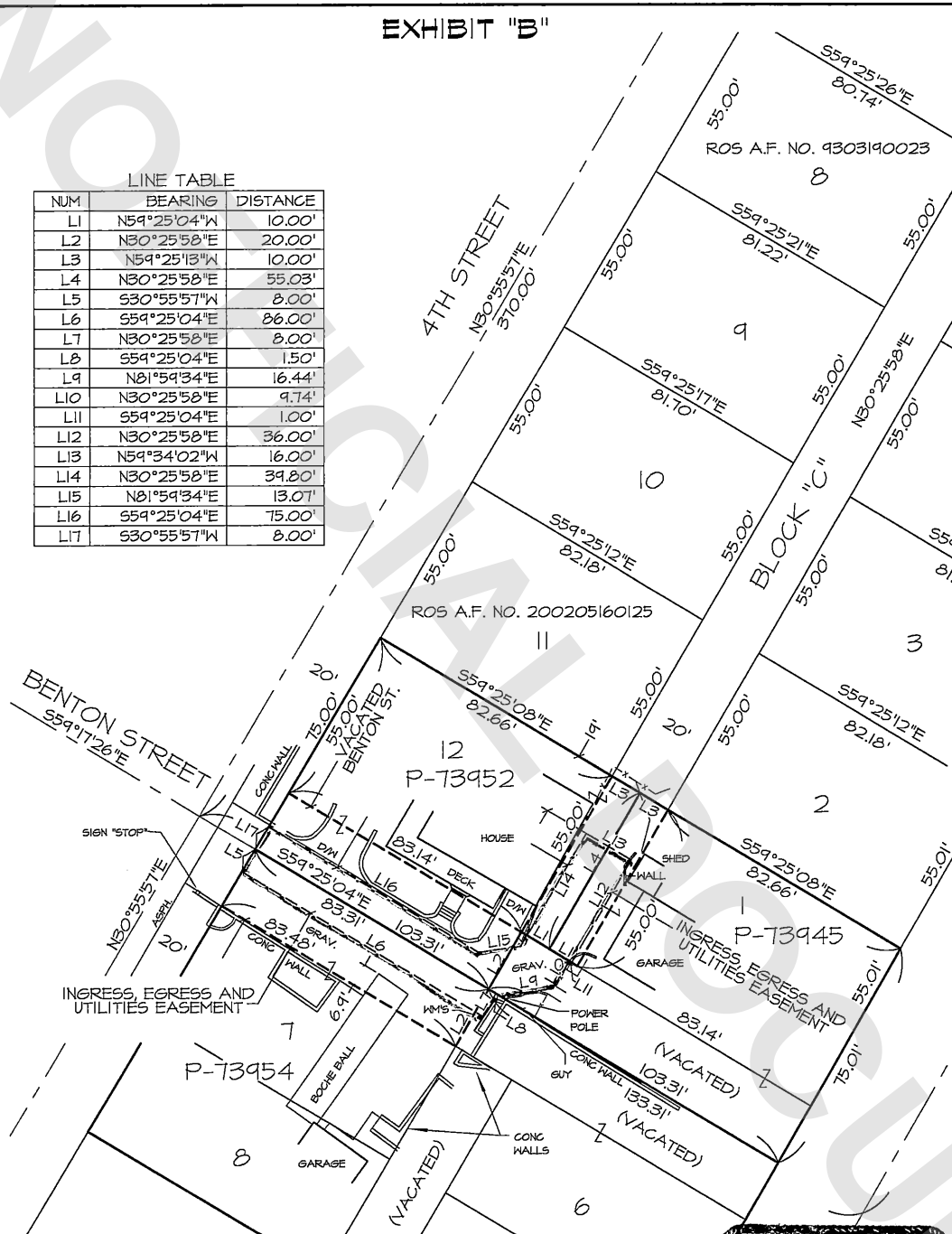


217-22

EXHIBIT "B"

LINE TABLE

NUM	BEARING	DISTANCE
L1	N59°25'04"W	10.00'
L2	N30°25'58"E	20.00'
L3	N59°25'13"W	10.00'
L4	N30°25'58"E	55.03'
L5	S30°55'57"W	8.00'
L6	S59°25'04"E	86.00'
L7	N30°25'58"E	8.00'
L8	S59°25'04"E	1.50'
L9	N81°59'34"E	16.44'
L10	N30°25'58"E	9.74'
L11	S59°25'04"E	1.00'
L12	N30°25'58"E	36.00'
L13	N59°34'02"W	16.00'
L14	N30°25'58"E	39.80'
L15	N81°59'34"E	13.07'
L16	S59°25'04"E	75.00'
L17	S30°55'57"W	8.00'



EASEMENT EXHIBIT MAP
IN A PORTION OF THE MAP OF LA CONNER
SKAGIT COUNTY, WASHINGTON
FOR: ALLAN E. OLSON AND DIANE M. KELLER

SCALE: 1"=40'
MERIDIAN: ASSUMED

LISSNER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-414-7442

DATE: 2/17/22
DWG: 21-178 ESM'T