

When recorded return to:

Craig Sjoström
1204 Cleveland Ave.
Mount Vernon, Washington 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Aera Thompson
DATE 10-17-22

GRANT OF EASEMENT

Grantors: Dean L. Stiles & Diane E.E. Stiles, h/w

Grantee: Town of Lyman

Legal Description: ptn Tr. 2 ROS 9211200047 SE ¼ 8-35N-6EWM

Additional Legal Description Attached

Assessor's Property Tax Parcel or Account Nos.: P40879; P101806; P135879

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 14 day of October, 2022, by and between Dean L. Stiles & Diane E.E. Stiles, h/w, Grantors, and The Town of Lyman, a Washington municipal corporation, Grantee.

Recitals

- a. Grantors are the owners of certain real property located in Skagit County, Wash., bearing Assessor's Parcel Nos. P40879 and P101806.
- b. Grantee is the owner of certain real property located in Skagit County, Wash., bearing Assessor's Parcel No. P135879.
- c. The parties have reached an agreement such that Grantors will convey to Grantee an easement as hereinafter set forth, benefitting Grantee's property.

Grant of Easement

Therefore, for and in consideration of an agreement to convey an easement, and for no monetary consideration, Grantors hereby grant and convey to Grantee, for the benefit of Grantee's property described above, a non-exclusive easement for ingress, egress and utilities

and the maintenance thereof over, under, across and through the property described in the attached Exhibit A.

A diagram showing the area of the easement is attached hereto as Exhibit B.

BY THE GRANTORS:

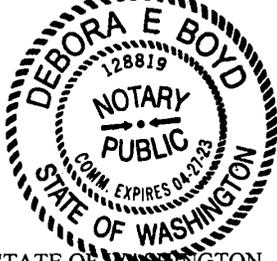
Dean L. Stiles
DEAN L. STILES

Diane E. E. Stiles
DIANE E. E. STILES

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Dean L. Stiles, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged 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 14 day of October, 2022.

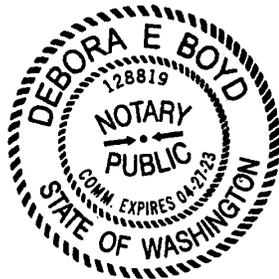


Debora E Boyd
NOTARY PUBLIC in and for the State of Washington, residing at
Debora E Boyd
My commission expires: 4/27/23
Name: Lyman

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Diane E.E. Stiles, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14 day of October, 2022.



Debora E Boyd
NOTARY PUBLIC in and for the State of Washington, residing at
Lyman
My commission expires: 4/27/23
Name: Debora E Boyd

Exhibit "A"

**Ingress, Egress and Utilities Easement
Portion of Dean and Diane Stiles Skagit County Assessor's Parcels P-40879 and P-101806**

An easement of varying widths for ingress, egress and utilities (and the maintenance thereof) over, under and across portions of Tract 2 of that certain Record of Survey map recorded under Skagit County Auditor's File No. 9211200047, being in a portion of the South 1/2 of the Southeast 1/4 of Section 8, Township 35 North, Range 6 East, W.M. and being more particularly described as follows:

BEGINNING at the Southeast corner of said Tract 2;
thence North 1°43'40" West along an Easterly line of said Tract 2 for a distance of 44.44 feet to the TRUE POINT OF BEGINNING of said easement, said point being on the Westerly line of that certain easement for ingress, egress and utilities conveyed to Dean L. Stiles and Diane E. Stiles, husband and wife, by Quit Claim deed recorded under Skagit County Auditor's File No. 200306020258;
thence South 86°25'01" West for a distance of 16.53 feet;
thence South 88°34'40" West for a distance of 35.86 feet;
thence North 78°23'18" West for a distance of 22.54 feet;
thence North 53°59'41" West for a distance of 15.38 feet;
thence South 40°47'12" West for a distance of 7.01 feet;
thence North 48°11'40" West for a distance of 8.93 feet;
thence North 41°48'18" East for a distance of 6.12 feet;
thence North 53°59'41" West for a distance of 16.69 feet;
thence North 53°37'30" West for a distance of 29.14 feet;
thence North 70°11'30" West for a distance of 22.43 feet;
thence North 80°55'45" West for a distance of 17.00 feet;
thence South 74°36'44" West for a distance of 13.70 feet;
thence South 74°38'47" West for a distance of 22.08 feet;
thence South 63°24'53" West for a distance of 46.20 feet;
thence South 61°07'44" West for a distance of 14.89 feet;
thence South 67°09'01" West for a distance of 24.51 feet;
thence South 84°13'39" West for a distance of 47.17 feet;
thence North 77°04'05" West for a distance of 35.74 feet;
thence North 63°24'54" West for a distance of 25.85 feet;
thence North 53°30'35" West for a distance of 26.42 feet;
thence North 42°21'53" West for a distance of 32.43 feet;
thence North 10°49'10" West for a distance of 41.23 feet;
thence North 06°39'42" East for a distance of 12.85 feet;
thence North 21°02'30" East for a distance of 30.77 feet;
thence North 21°16'00" East for a distance of 20.80 feet;
thence North 27°46'33" East for a distance of 28.81 feet;
thence North 34°13'25" East for a distance of 8.69 feet;
thence North 0°04'11" East for a distance of 34.17 feet, more or less, to the Southerly line of that certain parcel conveyed to the Town of Lyman by Quit Claim deed and Grant of Easement recorded under Skagit County Auditor's File No. 202111030098;
thence North 89°18'28" East along said Southerly line for a distance of 20.00 feet;
thence South 00°04'11" West for a distance of 43.07 feet;
thence South 39°59'36" West for a distance of 12.73 feet;
thence South 27°46'33" West for a distance of 25.54 feet;
thence South 21°16'00" West for a distance of 19.62 feet;
thence South 21°02'30" West for a distance of 28.21 feet;
thence South 06°39'42" West for a distance of 7.25 feet;
thence South 10°49'10" East for a distance of 32.51 feet;
thence South 42°21'53" East for a distance of 24.83 feet;
thence South 53°30'35" East for a distance of 22.73 feet;
thence South 63°24'54" East for a distance of 21.72 feet;
thence South 77°04'05" East for a distance of 30.06 feet;
thence North 84°13'39" East for a distance of 40.87 feet;
thence North 67°09'01" East for a distance of 20.45 feet;
thence North 61°07'44" East for a distance of 14.24 feet;

thence North 63°24'53" East for a distance of 48.56 feet;
thence North 74°38'47" East for a distance of 24.04 feet;
thence North 74°36'44" East for a distance of 18.04 feet;
thence South 80°55'45" East for a distance of 23.21 feet;
thence South 70°11'30" East for a distance of 27.22 feet;
thence South 53°37'30" East for a distance of 31.99 feet;
thence South 53°59'41" East for a distance of 31.96 feet;
thence South 78°23'18" East for a distance of 22.54 feet;
thence North 88°34'40" East for a distance of 35.86 feet;
thence North 86°25'01" East for a distance of 11.33 feet, more or less, to said
Easterly line of Tract 2 at a point bearing North 1°43'40" West from the TRUE
POINT OF BEGINNING;
thence South 1°43'40" East along said Easterly line of Tract 2, also being the
Westerly line of said ingress, egress and utilities easement described on said Quit
Claim deed recorded under Auditor's File No. 200306020258, for a distance of
21.10 feet, more or less, to the TRUE POINT OF BEGINNING.

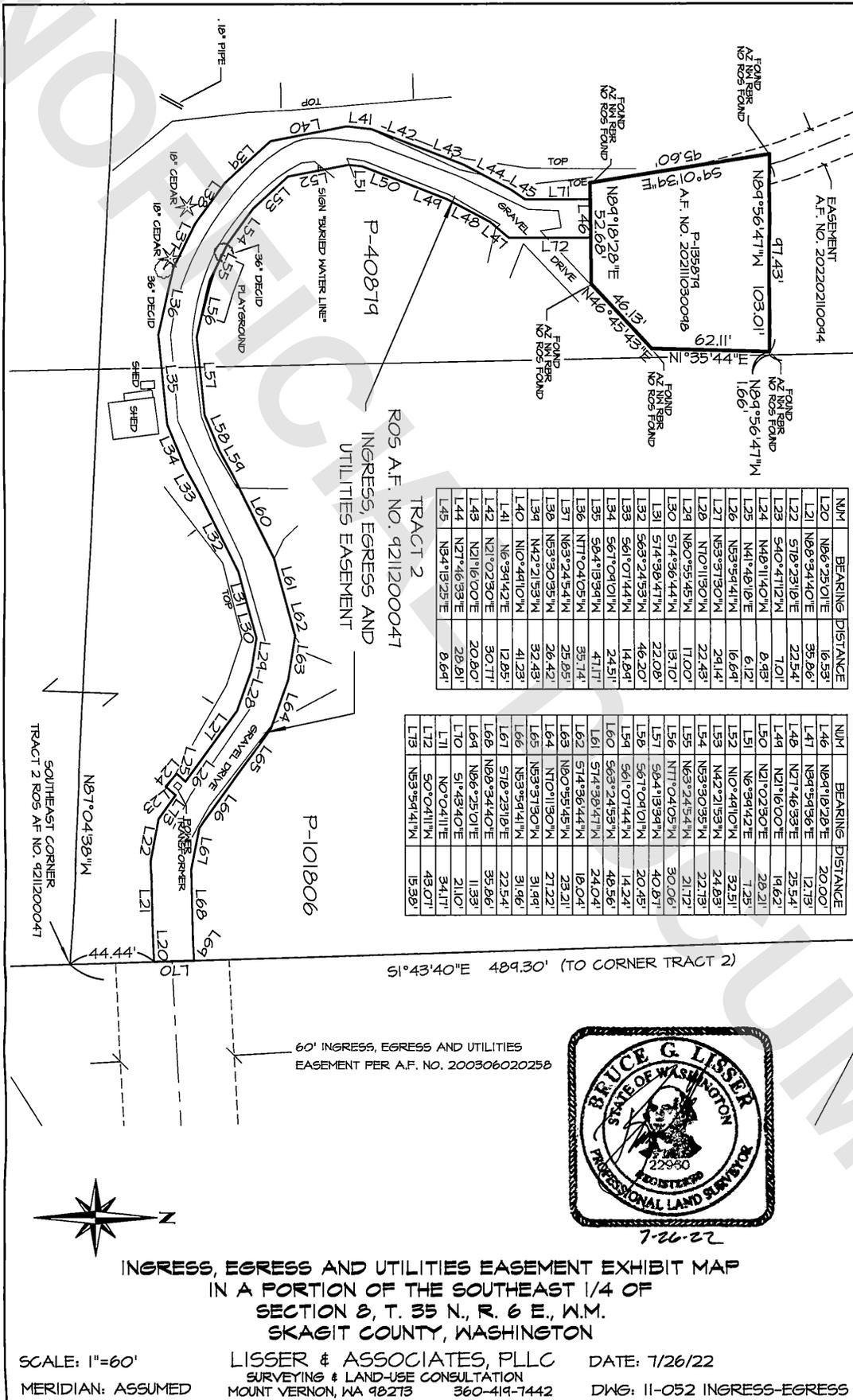
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens,
leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



7-26-22

EXHIBIT "B"



NUM	BEARING	DISTANCE
L20	N86°25'01"E	16.53'
L21	N86°34'40"E	35.86'
L22	S78°23'18"E	22.54'
L23	S40°47'12"W	7.01'
L24	N48°11'40"W	8.48'
L25	N41°48'18"E	6.12'
L26	N53°59'41"W	16.69'
L27	N53°37'30"W	24.14'
L28	N80°55'45"W	22.43'
L29	N10°11'30"W	17.00'
L30	S74°38'44"W	13.70'
L31	S74°38'44"W	22.08'
L32	S69°24'53"W	46.20'
L33	S61°07'44"W	14.89'
L34	S61°04'01"W	24.51'
L35	S84°18'39"W	47.17'
L36	N77°04'05"W	35.74'
L37	N63°24'54"W	25.85'
L38	N53°30'35"W	26.42'
L39	N42°21'53"W	32.43'
L40	N10°44'10"W	41.23'
L41	N6°39'42"E	12.85'
L42	N21°02'30"E	30.77'
L43	N21°16'00"E	20.80'
L44	N21°46'53"E	28.81'
L45	N84°18'25"E	8.64'

NUM	BEARING	DISTANCE
L46	N84°18'28"E	20.00'
L47	N87°51'36"E	12.79'
L48	N27°46'33"E	25.54'
L49	N21°16'00"E	19.62'
L50	N21°02'30"E	28.21'
L51	N6°39'42"E	7.25'
L52	N10°44'10"W	32.51'
L53	N42°21'53"W	24.83'
L54	N53°30'35"W	22.73'
L55	N63°24'53"W	21.72'
L56	N77°04'05"W	30.06'
L57	S64°18'39"W	40.87'
L58	S61°04'01"W	20.45'
L59	S61°07'44"W	14.24'
L60	S63°24'53"W	48.56'
L61	S74°38'44"W	24.04'
L62	S74°38'44"W	18.04'
L63	N80°55'45"W	23.21'
L64	N10°11'30"W	27.22'
L65	N53°37'30"W	31.99'
L66	N53°59'41"W	31.96'
L67	S78°23'18"E	22.54'
L68	N86°34'40"E	35.86'
L69	N86°25'01"E	11.93'
L70	S1°43'40"E	21.10'
L71	N0°04'11"W	34.71'
L72	S0°04'11"W	43.07'
L73	N53°59'41"W	15.58'

SCALE: 1"=60'
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

DATE: 7/26/22
DWG: 11-052 INGRESS-EGRESS

INGRESS, EGRESS AND UTILITIES EASEMENT EXHIBIT MAP
IN A PORTION OF THE SOUTHEAST 1/4 OF
SECTION 8, T. 35 N., R. 6 E., W.M.
SKAGIT COUNTY, WASHINGTON