



202210240034

10/24/2022 10:19 AM Pages: 1 of 3 Fees \$205.50
Skagit County Auditor

Return Address:

Document Title:

Letter

Reference Number (if applicable): _____

Grantor(s):

☐ additional grantor names on page ____

- 1) Carl Colson
- 2) Claire Colson

Grantee(s):

☐ additional grantor names on page ____

- 1) David Wilton
- 2) Public

Abbreviated Legal Description:

☐ full legal on page(s) ____

Lot 17, Plat of Washington Park Estates

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____

P117643

SOUDERS LAW GROUP

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December 6, 2019

VIA CERTIFIED MAIL

Carl and Claire Colson
23623 20th Ave W
Bothell, WA 98021

Re: 2502 Washington Blvd, Anacortes, WA; Parcel # 117643; Easement to same

To: Carl and Claire Colson,

My office has been retained to represent David Wilton. The above referenced property, (herein called "your property"), is accessed via an ingress and egress easement provided by David Wilton, the property owner of 2504 Washington Blvd, Anacortes, WA (herein called "the property").

This letter shall serve as notice to the rights and restrictions of the easement as it pertains to your property. This is being sent in order to prevent any future issues regarding this easement in light of the construction that is occurring at your property. Below is a description of the relevant rights and restrictions:

- The easement provides ingress and egress only through the property;
- Parking is not allowed on the property;
- The non-paved area, presently dirt and gravel adjacent to the paved area, contains underground utilities serving the property and shall not be disturbed. The weight limit for this infrastructure containing these utilities is 10,000 lbs. Any weight exceeding this limit may damage the infrastructure underneath and damage these utilities. Should any such damage occur, any and all cost associated with repairs shall be at your sole expense;
- Removal or addition of any materials without the express written permission of the property owner shall not be allowed. Should any removal or addition of any materials without the express written permission occur at any time, the addition or removal of materials shall be added or removed so as to put the property back to its original condition and shall be at your sole expense;
- Should the express written permission to add or remove materials be provided and repairs, addition or removal of the infrastructure containing the utilities need to be accomplished in the permitted area, all costs to reinstate the permitted area back to its permitted state shall be your sole expense;

Carl and Claire Colson
December 6, 2019
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- The paved area of the driveway is undamaged. Should any damage occur and be attributed to your property, the entire driveway shall be repaved. Repairs shall not be allowed;

At this point, I would encourage you to contact the owner, David Wilton, directly to begin dialogue of any alterations, changes, additions or removal of materials so as not to impede any construction that you may be considering.

He may be reached at the following:

David Wilton
2504 Washington Blvd
Anacortes, WA 98221

PH: 206-953-2580

Email: dpwilton@gmail.com

Thank you for your attention to this matter. Please do not hesitate to contact me should you have any questions regarding the above confidential correspondence.

Sincerely yours,

Alexis Oles
Alan R. Souders

SOUDERS LAW GROUP

Anacortes Office: 913 7th Street, Anacortes, WA 98221 (Mailing Address)

Mount Vernon Office: 608 S. 1st Street, Mount Vernon, WA 98273 (By Appointment Only)

Post Office Address: P.O. Box 1950, Anacortes, WA 98221