

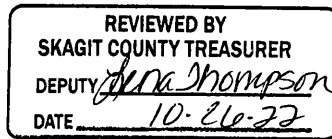


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After recording return to:

10/26/2022 03:38 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

Souders Law Group
913 Seventh Street
Anacortes, WA 98221



Document Title: DEED OF EASEMENT

Reference Number of Related Documents: 9204200040

Grantor: Fidalgo Bay Community Association

Grantees: Ben Mikaelson and Connie Mikaelson, husband & wife

Assessor's tax/parcel numbers: P101520; P60728

DEED OF EASEMENT

WHEREAS, Grantor is the owner of certain lands and premises situated in the County of Skagit, State of Washington; and

WHEREAS, Grantees are desirous of acquiring certain rights and privileges across, over and upon Grantor's lands and premises, specifically, an easement for access;

NOW THEREFORE, in consideration of neighborly accommodation, and for no other consideration whatsoever, Grantor hereby grants, bargains, sells, conveys and warrants unto Grantees, their heirs, successors or assigns, an easement for access purposes benefiting Grantees' property appurtenant to the easement, over and across the following described property and approximately as shown on the enclosed Easement Exhibit:

Commencing in the Northeast corner of "Fidalgo Bay Addition to Anacortes" recorded under Auditor's file number 9204200040;

Thence South 1 27'18" West, 204.90 feet to the North side of the Access and Utility Easement for San Juan Hill Lane and the TRUE POINT OF BEGINNING;

Thence North 61 51'11" West, 117.28 feet to the East boundary of Lot B of said "Fidalgo Bay Addition to Anacortes";

Thence South 9 23'21" East 36.67 feet to the North side of the Access and Utility Easement for San Juan Hill Lane;

EASEMENT

GRANTOR: Fidalgo Bay Community Association
GRANTEES: Ben Mikaelson and Connie Mikaelson

Thence North 57°26'57" East 24.20 feet along the North side of the Access and Utility Easement for San Juan Hill Lane;

Thence South 67°19'58" East to the TRUE POINT OF BEGINNING, and the end of this description.

Situate in Skagit County, Washington.

This easement is subject to and conditioned upon the following terms and conditions:

1. Grantees shall have the right to use the easement for access for ingress and egress, and to maintain, protect and repair any driveway to be located on Grantor's property within the boundaries established above, and Grantees shall further have such access as is necessary to accomplish any maintenance and repair for the access easement and driveway, all such maintenance and repair to be at the expense of Grantees.

2. Grantees shall provide all proper safeguards and shall assume all risk in the performance of their activities under this easement.

3. Grantor covenants to and with Grantees that Grantor lawfully owns the land aforesaid; has a good and lawful right and power to convey easement rights to the same, and that Grantor will defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomever, subject to Grantor's deed reservations herein otherwise set forth.

4. The terms, conditions, and provisions of this easement agreement shall run with the land, and shall extend to and be binding upon the heirs, successors, and assigns of the parties hereto, and the parties hereto specifically note that the easement granted herein is an easement appurtenant, for the benefit of the Grantees real property at 6957 San Juan Hill Lane, in Skagit County, Washington, that being Skagit County Parcel number P60728. More specifically, the legal description of the benefited property is:


Lot B, FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION, as recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's file number 9204200040, records of Skagit County, Washington; being a portion of Blocks 15 through 32, FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

EASEMENT

GRANTOR: Fidalgo Bay Community Association
GRANTEES: Ben Mikaelson and Connie Mikaelson

GRANTOR:


 Fidalgo Bay Community Ass'n
 By: RONALD FRY


 Fidalgo Bay Community Ass'n
 By: NANCY PELLEGRINO

GRANTEES:

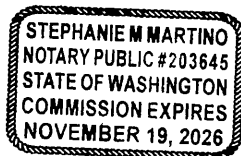

 Ben Mikaelson



 Connie Mikaelson

STATE OF WASHINGTON)
) ss:
 COUNTY OF SKAGIT)

On this day appeared before me a person satisfactorily identified as RONALD FRY, who signed the within and foregoing instrument in my presence on behalf of the Fidalgo Bay Community Association, and who acknowledged full authority to act on behalf of said Association, and acknowledged the instrument to be the free and voluntary act and deed of the Association, for the purposes therein mentioned.

SUBSCRIBED and SWORN to before me this 18th day of October, 2022.

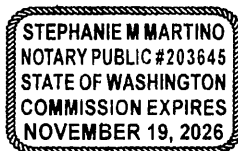


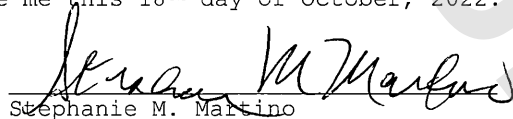

 Stephanie M. Martino
 NOTARY PUBLIC in and for the State of
 Washington, residing at Anacortes.
 My commission expires 11/19/2026.

STATE OF WASHINGTON)
) ss:
 COUNTY OF SKAGIT)

On this day appeared before me, a person satisfactorily identified as NANCY PELLEGRINO, who signed the within and foregoing instrument in my presence on behalf of the Fidalgo Bay Community Association, and who acknowledged full authority to act on behalf of said Association, and acknowledged the instrument to be the free and voluntary act and deed of the Association, for the purposes therein mentioned.

SUBSCRIBED and SWORN to before me this 18th day of October, 2022.



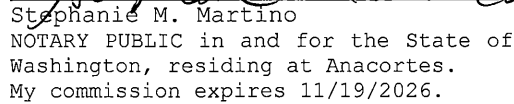

 Stephanie M. Martino
 NOTARY PUBLIC in and for the State of
 Washington, residing at Anacortes.
 My commission expires 11/19/2026.

STATE OF WASHINGTON)

EASEMENT

GRANTOR: Fidalgo Bay Community Association
 GRANTEES: Ben Mikaelson and Connie Mikaelson

SUBSCRIBED and SWORN to before me this 10th day of October, 2022.



SUBSCRIBED and SWORN to before me this 18 day of October, 2022.

