



202301260045

01/26/2023 02:30 PM Pages: 1 of 4 Fees: \$208.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 26 2023

Amount Paid \$
Skagit Co. Treasurer
By *MLB* Deputy

GRANT OF EMERGENCY USE EASEMENT FOR A LIMITED TERM

2078802-LT
Grantor: Hoehn Road LLC

Grantees: State of Washington, Parks & Recreation Commission

Legal Description: ptn NE ¼ 22-34N-1EWM; ptn NW ¼ 23-34N-1EWM

Additional Legal Descriptions Attached as Exhibits A & B

Assessor's Property Tax Parcel or Account Nos.: P19558; P19584; P19606; P19610

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, made this 12th day of January, 2023, by and between Hoehn Road LLC, a Washington limited liability company, Grantor, and The State of Washington, Parks & Recreation Commission, Grantee.

For and in consideration of that certain Real Estate Purchase & Sale Agreement by and between the parties hereto, dated September 12th, 2022, and for no additional monetary consideration, Grantor conveys to Grantee a non-exclusive easement for ingress and egress over, under and through the real property, located in Skagit County Washington, and described in the attached Exhibit A.

The said easement shall be subject to the following limitations:

1. The use of the easement by Grantee shall be limited to emergency access only.
2. The easement shall automatically expire and be of no further force and effect Ten (10) Years from the date of its execution.

The easement herein granted shall run with and be appurtenant to the property owned by Grantee and described on the attached Exhibit B.

HOEHN ROAD LLC

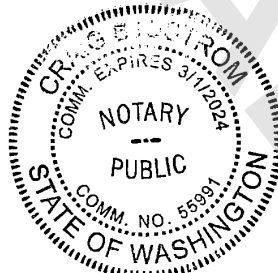
By: Geoff Arthur
 GEOFF ARTHUR, for JAMES CLAUS, Governor

By: Robert Claus
 ROBERT CLAUS, Governor

STATE OF WASHINGTON)
) (ss.
 COUNTY OF SKAGIT)

On this 12 day of Jan, 2023, before me personally appeared Geoff Arthur, to me known to be an authorized agent of Hoehn Road LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



C Sjostrand
 NOTARY PUBLIC in and for the State of Washington,
 residing at mt. Vernon
 My commission expires: 3/1/24
 Name: Craig Sjostrand

STATE OF WASHINGTON)
) (ss.
 COUNTY OF SKAGIT)

On this 12 day of January, 2023, before me personally appeared Robert Claus, to me known to be a governor of Hoehn Road LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

REBEKAH ROSE FREDOM
 Notary Public
 State of Washington
 License Number 22000468
 My Commission Expires
 November 15, 2025

R. Rose Freedom
 NOTARY PUBLIC in and for the State of Washington,
 residing at Skagit County
 My commission expires: November 15 2025
 Name: Rebekah Rose Freedom

EXHIBIT A***EASEMENT AREA***

An easement for ingress and egress 10 feet in width, the centerline of which is congruent with the centerline of an existing roadway originating at the Rosario Beach Road and terminating at the property benefitted by the subject easement (i.e. Parcel Nos. P19606 and P19610), and crossing the following-described property:

Parcel "A"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 34 North, Range 1 East, W.M., lying Northerly of the County Road commonly known as the Cougar Gap Road, as it existed on May 5, 1955;

EXCEPT the North 40 feet of the East 300 feet of the West 680 feet;

ALSO EXCEPT any portion lying within Rosario Beach Road.

Parcel "B"

The South 40 feet of the East 300 feet of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 34 North, Range 1 East, W.M.

Parcel "C"

The South 857.00 feet (as measured perpendicular to the South line) of the West 279.00 feet (as measured perpendicular to the West line) of the North 1/2 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East, W.M.

All being situated in the County of Skagit, State of Washington.

EXHIBIT B***BENEFITTED PROPERTY***

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 34 North, Range 1 East, W.M.;

TOGETHER WITH the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 34 North, Range 1 East, W.M.;

EXCEPT the South 857.00 feet (as measured perpendicular to the South line) of the West 279.00 feet (as measured perpendicular to the West line of said subdivision).

ALSO EXCEPT Rosario Road right-of-way.

Situate in Skagit County, Washington.