

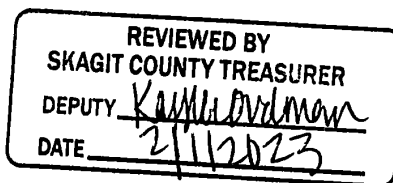


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02/01/2023 11:11 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
Attorney at Law
1204 Cleveland Ave.
Mount Vernon, Washington 98273



GRANT OF EASEMENT

Grantor: Avalon Heights Homeowners Association

Grantee: Thomas A. Studzinski & Kristi L. Studzinski, Trustees of Thomas A. Studzinski & Kristi L. Studzinski Trust u/a/d April 23rd 2019

Legal Description: Lot 2; ptn Lot 12, Avalon Heights

Additional Legal Description Attached

Assessor's Property Tax Parcel or Account Nos.: P126679; P126693

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, made this 17th day of January, 2023, is made by and between the Avalon Heights Homeowners Association, a Washington nonprofit corporation, Grantor, and Thomas A. Studzinski & Kristi L. Studzinski, Trustees of Thomas A. Studzinski & Kristi L. Studzinski Trust dated April 23rd, 2019, Grantees.

For and in consideration of an agreement between the parties, and for no monetary consideration, Grantor hereby grants and conveys to Grantees a non-exclusive easement for ingress, egress and utilities over, across under and through the property described and as set forth in the attached Exhibit A.

The easement herein granted shall benefit and run with Grantees' adjacent property, bearing Skagit County Assessor's Parcel No. P126679.

The easement herein granted shall be further conditioned on and governed by the following covenant running with the land:

That if the Grantees or their agents, successors or assigns perform or cause to be performed any maintenance, alterations, construction, or other activities in, on or under the subject easement area, that the Grantees (or their agents, successors or assigns, as the case may be) shall promptly restore the said property to its condition as the same existed immediately prior thereto, at their sole cost and expense, and that Grantees (or their agents, successors or assigns, as the case may be) shall further indemnify and hold

Grantor harmless from any costs, liabilities or obligations resulting therefrom or incident thereto.

A diagram showing the easement herein granted is attached hereto as Exhibit B.

AVALON HEIGHTS HOMEOWNERS ASSOCIATION

By: *Eben Twiddle*

Eben Twiddle President
(Name & title)

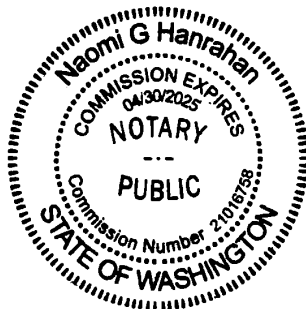
STATE OF WASHINGTON)

:ss.

COUNTY OF SKAGIT)

On this 17 day of January, 2023, before me personally appeared Eben Twiddle to me known to be the/a President of the Avalon Heights Homeowners Association, the nonprofit corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said corporation, 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.



Naomi G Hanrahan
Notary Public in and for the State of Washington,
residing at Arlington, WA
My commission expires 04/30/2025
Printed Name: Naomi G Hanrahan

Exhibit "A"**Ingress, Egress and Utility Easement**

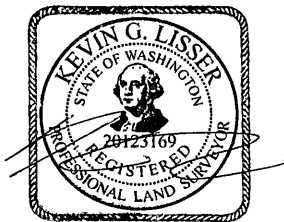
An easement for ingress, egress, and utilities, and the maintenance thereof, over, under and across a portion of Lot 12, Plat of Avalon Heights, recorded under Skagit County Auditor's File No. 200708220070, for the benefit of Lot 2 said Plat of Avalon Heights, being in a portion of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 4 East, W.M. and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 2 of said Plat of Avalon Heights, being a common corner with said Lot 12;
thence South 0°00'00" East, along the East line of said Lot 2, also being a West line of said Lot 12, for a distance of 50.00 feet;
thence North 61°03'39" East for a distance of 65.25 feet, more or less, to the Southerly margin of Avalon Heights Way, also being a Northeasterly line of said Lot 12, at a point bearing South 72°06'48" East from the POINT OF BEGINNING;
thence North 72°06'48" West, along said Southerly margin of Avalon Heights Way for a distance of 60.00, more or less, to the POINT OF BEGINNING.

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

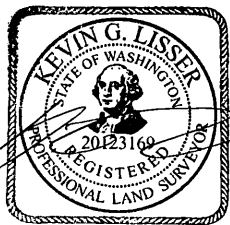
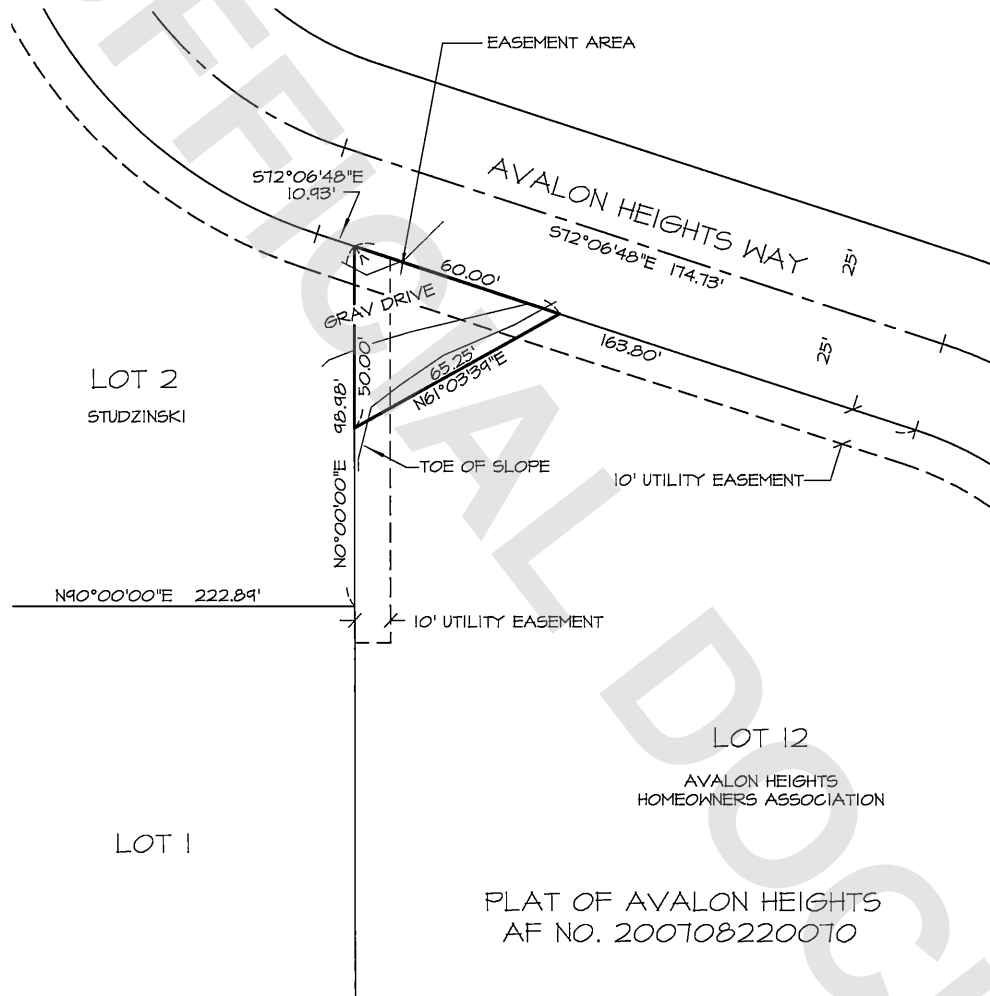
Situate in the County of Skagit, State of Washington.

Containing 1,427 sq ft



1-5-23

EXHIBIT "B"



1-5-23



SURVEY IN A PORTION OF THE
NE 1/4 OF THE SW 1/4 OF
SECTION 10, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: THOMAS AND KRISTI STUDZINSKI

SCALE: 1" = 40'
MERIDIAN: ASSUMED

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

DATE: 1/05/23
DWS: 22-037 ESMT