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03/20/2023 02:48 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

REVIEWED BY
SKAGIT COUNTY TREASURER

DEPUTY

DATE

Tina Thompson
3.20.23

Grant of Easement for Ingress, Egress and Utilities

Grantor : Campbell 1 LLC

Grantee: Campbell 2 LLC

Legal Description: ptn Tracts 1 and 2 ROS 201709110228

Assessor's Property Tax Parcel or Account Nos.: P39548; P39549

Reference Nos of Documents Assigned or Released: N/A

THIS DECLARATION OF EASEMENT, is made this 10 day of FEBRUARY, 2023 by Campbell 1 LLC, a Washington limited liability company, Grantor, and Campbell 2 LLC, a Washington limited liability company, Grantee.

For and in consideration of an agreement between the parties, and for no monetary consideration, Grantor hereby grants and conveys to Grantee 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.

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

CAMPBELL 1 LLC

By: Lance J. Campbell
LANCE CAMPBELL, Governor

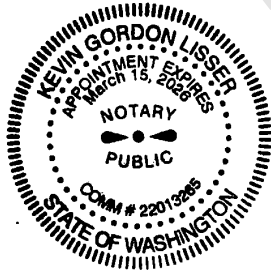
STATE OF WASHINGTON)

:ss.

COUNTY OF SKAGIT)

On this 10 day of FEBRUARY, 2023, before me personally appeared Lance Campbell, to me known to be a governor of Campbell 1 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 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.



Kevin Gordon Lisser
NOTARY PUBLIC in and for the State of Washington,
residing at MOUNT VERNON
My commission expires: 3-15-26
Name: KEVIN LISSER

Exhibit "A"

A non-exclusive mutually beneficial easement for ingress, egress and utilities (and the maintenance thereof) over, under and across a portion of Tract-1 "After" of that certain Sedro-Woolley Boundary Line Adjustment approved September 11, 2017 and recorded September 11, 2017 under Skagit County Auditor's File No. 201709110228 for the benefit of Tract-2 "After" of said Sedro-Woolley Boundary Line Adjustment and being more particularly described as follows:

BEGINNING at the Southerly most corner of said Tract -1 "After" of said Sedro-Woolley Boundary Line Adjustment, being a common corner with said Tract -2 "After" of said Sedro-Woolley Boundary Line Adjustment; thence North 35°38'07" West along the common line of said Tract-1 "After" and Tract-2 "After" for a distance of 123.37 feet to an angle point in said common line; thence South 88°39'54" East along an Easterly projection of said common line for a distance of 37.55 feet; thence South 35°38'07" East for a distance of 60.76 feet; thence North 54°21'53" East for a distance of 30.00 feet; thence South 35°38'07" East for a distance of 40.00 feet, more or less, to the Southeasterly line of said Tract-1 "After", also being the Northwesterly margin of SR 20, at a point bearing North 54°21'53" East from the POINT OF BEGINNING; thence South 54°21'53" West along said Southeasterly line for a distance of 60.00 feet, 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 City of Sedro-Woolley, County of Skagit, State of Washington.



EXHIBIT "B"



2-6-23

TRACT "1"-AFTER
ROS A.F. NO. 201709110228
P-39548

LINE TABLE

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | S54°21'53"W | 30.00' |
| L2 | S35°38'07"E | 107.66' |
| L3 | S1°20'06"W | 30.59' |
| L4 | S88°39'54"E | 14.52' |
| L5 | S88°39'54"E | 31.55' |
| L6 | S35°38'07"E | 60.76' |
| L7 | N54°21'53"E | 30.00' |
| L8 | S35°38'07"E | 40.00' |
| L9 | S54°21'53"W | 60.00' |

