

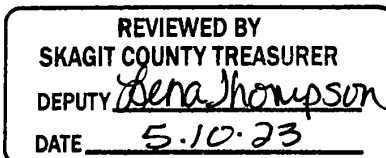


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05/10/2023 09:31 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273



GRANT OF EASEMENT FOR WELL

Grantors: Robert W. Whitford & Lola C. Whitford, h/w

Grantees: Jerry E. Welch & Barbara L. Welch, h/w

Legal Description: ptn Lot 3 Whitford Short Plat S/P PL-06-018 200709270109, ptn SE ¼ NW ¼ 29-35N-3EWM

Additional Legal Description Located Below

Assessor's Property Tax Parcel or Account Nos.: P126701; P126702

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, made this 9TH day of MAY, 2023 is made by and between Robert W. Whitford & Lola C. Whitford, h/w, Grantors, and Jerry E. Welch & Barbara L. Welch, h/w, Grantees.

For and in consideration of an agreement between the parties, and for no monetary consideration, Grantors hereby grants and conveys to Grantees a non-exclusive easement for a well protection zone, as is set forth in the attached Exhibit A, and also an easement for utilities, access and maintenance for the subject well as is set forth in the attached Exhibit B, both easements being located over, under, across and through Lot 3, Whitford Short Plat PL06-018, approved on September 25, 2007 and recorded under Skagit County Auditor's File No. 200709270109, and benefitting Lot 2 of the said Short Plat.

A diagram showing the location of the subject easements is attached hereto as Exhibit C.

Grantors reserve the right to use the existing well to provide water service to the said Lot 3 as a community system for Lots 2 and 3 of the said short plat, subject to regulatory approval thereof, at Grantors' sole expense. LOT 3 NEEDS TO BE SUBDIVIDED TO CREATE A BUILDING LOT, IF AN ADDITIONAL LOT CAN BE CREATED, IT TO MAY UTILIZE THE WELL, FOR A TOTAL OF 3 SERVICES.

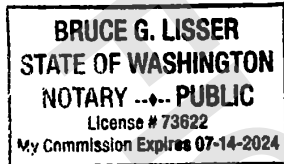
Robert W. Whitford
ROBERT W. WHITFORD

Lola C. Whitford
LOLA C. WHITFORD

STATE OF WASHINGTON)
)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me Robert W. Whitford, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9 day of May, 2023.



NOTARY PUBLIC in and for the State of Washington, residing at

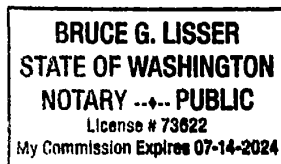
My commission expires: 7-14-24

Name: Bruce G. Lasser

STATE OF WASHINGTON)
)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me Lola C. Whitford, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of MAY, 2023.



~~NOTARY~~ PUBLIC in and for the State of Washington, residing at

My commission expires: 7-14-24

Name: Barry G. Lipp

Exhibit "A"**Well Protection Easement**

A well protection easement for the protection of that certain well labeled with Department of Ecology Well Tag Number BAT387, being located within a portion of Lot 3 of the Whitford Short Plat No. PL-06-018, approved September 25, 2007 and recorded September 27, 2007 under Skagit County Auditor's File No. 200709270109, being in a portion of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 35 North, Range 3 East, W.M., the center point of said easement being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 2 of said Whitford Short Plat No. PL-06-018;
thence South 0°54'17" East along the West line of said Lot 2, being a common line of said Lot 3, for a distance of 34.00 feet;
thence South 89°33'54" West for a distance of 97.00 feet to the center point of said well protection easement having a radius of 100.00 feet.

EXCEPT any portion thereof lying within the boundary of said Lot 2, Whitford Short Plat No. PL-06-018.

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.



5-5-23

Exhibit "B"**Utilities, Access and Maintenance Easement**

A 10.00 foot wide easement for utilities, access and maintenance to serve the existing well labeled with Department of Ecology Well Tag Number BAT387, located on Lot 3 of the Whitford Short Plat No. PL-06-018, approved September 25, 2007 and recorded September 27, 2007 under Skagit County Auditor's File No. 200709270109, being in a portion of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 35 North, Range 3 East, W.M. said easement being for the benefit of Lot 2, said Whitford Short Plat No. PL-06-018, and being 5.00 feet right (North) and 5.00 feet left (South) of the following described centerline:

BEGINNING at the Northwest corner of said Lot 2, Whitford Short Plat No. PL-06-018;
thence South 0°54'17" East along the Westerly line of said Lot 2, being a common line of said Lot 3, for a distance of 34.00 feet to the TRUE POINT OF BEGINNING of said centerline;
thence South 89°33'54" West for a distance of 100.00 feet to the terminus of said centerline.

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.

The side lines of the above-described easement to be lengthen or shortened as necessary to conform with the common line between said Lots 2 and 3.



5-5-23

EXHIBIT "C"

