



202306060069

06/06/2023 04:16 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

**Filed for Record at request of
and return to:**
Stiles & Lehr Inc., P.S.
P.O. Box 228
Sedro-Woolley, WA 98284

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY *Jenna Thompson*
DATE *6-6-23*

GRANTOR: SEDRO-WOOLLEY SCHOOL DISTRICT, NO. 101, a Washington municipal corporation
GRANTEE: KIN INVESTMENTS LLC, a Washington limited liability corporation
LEGALS: PTN OF TRACT 1 OF SEDRO WOOLLEY SHORT PLAT SW-7-79, VOL. 4, PG. 169,
RECORDS OF SKAGIT COUNTY, WASHINGTON. (Grantor's Property)
TRACT 3 OF SEDRO-WOOLLEY SHORT PLAT No. SW-07-79 EXPT PTN OF LOTS 8, 9,
AND 10 OF SEDRO ACREAGE AND PTN OF TRACT 3 (Grantee's Property)
APN # P76950 / 4170-000-011-0201 (Grantor's Property)
P105129 / 4170-000-011-0706 (Grantee's Property)

INGRESS, EGRESS AND ACCESS EASEMENT

This Ingress, Egress and Access Easement (this "Easement") is made as of January ____, 2023 by and between **SEDRO-WOOLLEY SCHOOL DISTRICT, NO. 101, a Washington municipal corporation ("Grantor")** and **KIN INVESTMENTS LLC, a Washington limited liability corporation ("Grantee")**.

RECITALS

WHEREAS, Grantor owns a certain parcel of real property located in the City of Sedro-Woolley, Skagit County, Washington, commonly known as 801 Trail Road, Sedro-Woolley, WA 98284, and more separately and legally described as follows:

P76950 / 4170-000-011-0201

SEDRO AC, ACRES 1.02, (SWFC) TRACT 1 OF SEDRO WOOLLEY SHORT PLAT SW-7-79 AS APPROVED SEPTEMBER 4, 1980, AND RECORDED SEPTEMBER 4, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 169 UNDER AF#8009040011, RECORDS OF SKAGIT COUNTY; BEING A PORTION OF LOTS 8, 9, 10 AND 11 OF SEDRO ACREAGE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF

PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, SURVEY RECORDED AF#200606220128. (SWFC) TRACT 1 OF SEDRO WOOLLEY SHORT PLAT SW-7-79 AS APPROVED SEPTEMBER 4, 1980, AND RECORDED SEPTEMBER 4, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 169 UNDER AF#8009040011, RECORDS OF SKAGIT COUNTY; BEING A PORTION OF LOTS 8, 9, 10 AND 11 OF SEDRO ACREAGE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY. SURVEYED RECORDED AF#200606220128.

WHEREAS, Grantee owns a certain parcel of real property located in the City of Sedro-Woolley, Skagit County, Washington, specifically and legally described as follows:

P105129 / 4170-000-011-0706

TRACT 3 OF SEDRO-WOOLLEY SHORT PLAT NO. SW-07-79, APPROVED SEPTEMBER 4, 1980, AND RECORDED SEPTEMBER 4, 1980, UNDER AUDITOR'S FILE NO. 8009040011, IN VOLUME 4 OF SHORT PLATS, PAGE 169, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOTS 8, 9, 10 AND 11, OF "SEDRO ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF TRACT 3 LYING EAST OF A LINE THAT IS PARALLEL WITH AND 165 FEET WEST OF THE EAST LINE OF THE WEST ½ OF LOTS 8, 9 AND 10 OF SAID "SEDRO ACREAGE"; WHICH PORTION WAS CONVEYED TO FRONTIER INDUSTRIES, INC., A WASHINGTON CORPORATION BY DEED DATED OCTOBER 20, 1993 AND RECORDED NOVEMBER 4, 1993, UNDER AUDITOR'S FILE NO. 9311040118, RECORDS OF SKAGIT COUNTY;

ALSO EXCEPT THAT PORTION OF SAID TRACT 3 LYING NORTHERLY OF THE SOUTHERLY LINE OF TRACT 1 OF SAID SEDRO-WOOLLEY SHORT PLAT NO. SW-07-79, EXTENDED EASTERLY TO THE WESTERLY LINE OF THE ABOVE FIRST EXCEPTED PARCEL.

WHEREAS, Grantor wishes to grant and convey to Grantee a perpetual, appurtenant, non-exclusive easement for ingress, egress and access to burden a portion of Grantor's parcel and to benefit Grantee, its heirs, successors in interest and assigns.

WHEREAS, it is the intent of Grantor and Grantee that the easement granted herein shall have the additional purpose of providing access for emergency vehicles and services and city garbage and recycling vehicles and services to and from Grantee's parcel, and to install, maintain, and use a trash enclosure area on Grantor's property. As such, such easement herein

shall be conveyed to the City of Sedro-Woolley by the Grantor and/or Grantee (as is required), their heirs, successors in interest and assigns, at such future date that the City of Sedro-Woolley requires to serve the emergency, garbage and recycling purposes listed herein. The intent of the Grantor and Grantee shall be binding on the Grantor's and Grantee's heirs, successors in interest and assigns.

GRANT OF EASEMENT

1. GRANTOR does hereby grant and convey to GRANTEE, its heirs, successors in interest, and assigns, the perpetual right, privilege and easement over, in, along, across and through the real property legally described on the attached Exhibit "A" ("Easement Area") and graphically depicted on the attached Exhibit "B", both exhibits attached hereto and incorporated herein by reference as if set forth in full. GRANTOR also does hereby grant and convey to GRANTEE, its heirs, successors in interest and assigns, the perpetual right, privilege and easement to maintain and use a portion of the easement area as a trash enclosure. FURTHERMORE, GRANTEE shall install a six-foot privacy fence on the boundaries of the easement area, and along the boundary line between GRANTOR and GRANTEE'S properties.

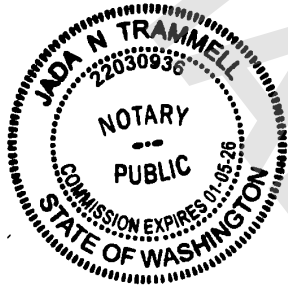
GRANTOR reserves the right to use the Easement Area for any purpose not inconsistent with the access right herein granted, provided; that Grantor shall not construct or maintain any building or other structure, or permit any obstruction within the Easement Area which would interfere with the exercise of the right of access granted herein, including ingress and egress to and from the Easement Area.

IF AND AT SUCH TIME that the City of Sedro-Woolley, a municipal corporation of the state of Washington, requires and desires an access easement for emergency vehicles and services, and garbage and recycling vehicles and services over, across and through the Easement Area, the Grantor and/or Grantee (as is required), their heirs, successors in interest and assigns shall grant and convey such easement to the City of Sedro-Woolley for such emergency purposes.

2. This Easement shall be recorded in Skagit County, shall run with the land described herein, and shall be binding upon the parties hereto, their heirs, successors in interest and assigns.
3. The invalidity of any portion of this Easement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Easement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect.
4. Grantor covenants that it is the lawful owner of the above-described property and has authority to convey such Easement

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that **Brandon Atkinson, Member of KIN INVESTMENTS LLC**, is the person who appeared before me and who on oath are authorized to execute the within and foregoing instrument and acknowledged him as **Manager of KIN INVESTMENTS LLC**, and acknowledged that he signed this instrument for the Corporation and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



Jada N Trammell
NOTARY PUBLIC in and for the
State of Washington
residing at: Sedro-Woolley, WA
Commission expires: 01-05-26

EASEMENT

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF SEDRO WOOLLEY SHORT PLAT APPROVED AND RECORDED ON SEPTEMBER 4, 1980 UNDER AUDITOR FILE NUMBER 8009040011 SKAGIT COUNTY RECORDS; THENCE SOUTH 88° 49' 14" EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 214.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 88°49'14" EAST 25.00 FEET; THENCE NORTH 1°10'46" EAST 35.64 FEET; THENCE NORTH 88°49'14" WEST 25.00 FEET; THENCE SOUTH 1°10'46" WEST 35.64 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +/- 890 SQ.FT.

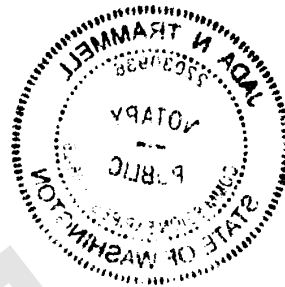
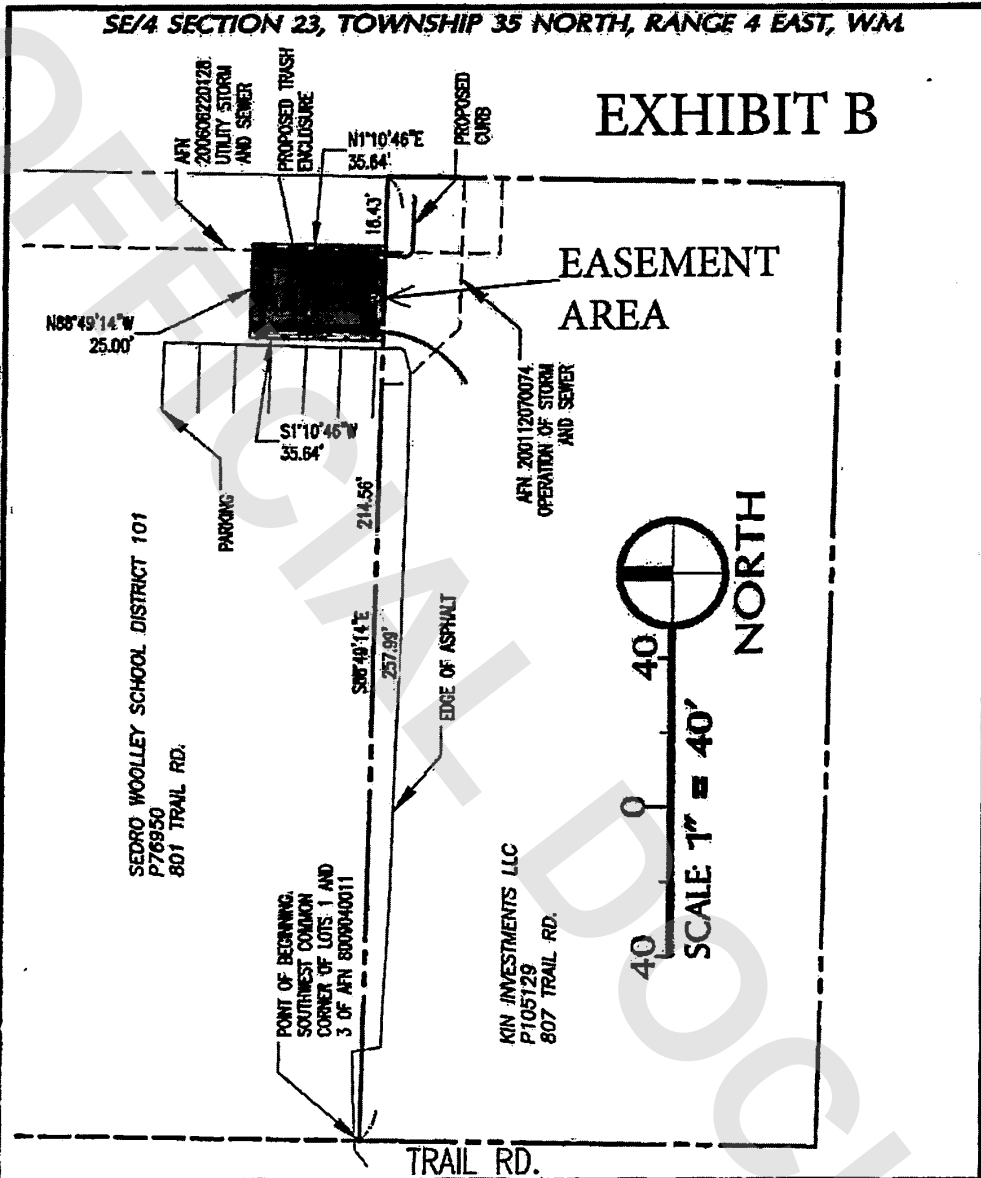


EXHIBIT A

SE/4 SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

EXHIBIT B



<p>Sound Development Group ENGINEERING SURVEYING AND DEVELOPMENT SERVICES P.O. Box 1700-1114, Grand Rapids, Suite 202 Mount Vernon, WA 98275 Tel. 360-404-2010 Fax 360-404-2013</p>	<p>SHEET DESCRIPTION INGRESS, EGRESS AND UTILITY EASEMENT</p>	<p>SCALE: 1" = 40' DRAWN BY: M. STANDISH JOB NUMBER: 21047 DATE: 9-3-2022</p>
	<p>PROJECT KIN INVESTMENTS LLC</p>	<p>DRAWING NAME 21047 SHEET</p>