



202401190096

01/19/2024 12:04 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

After Recording Return To:
ELK PROPERTIES, LLC
26135 Minkler Rd.
Sedro-Woolley, WA 98284

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY *[Signature]*
DATE *1/19/2024*

DOCUMENT TITLE: UTILITY EASEMENT AND ESTABLISHMENT OF A WELL PROTECTION AREA
GRANTORS: COOK, JAMES A., and COOK, TERRI E., as to Parcel 1
GRANTEE: ELK PROPERTIES, LLC, as to Parcel 2
LEGAL DESC.: COOK: LOT 2, SKAGIT COUNTY SHORT PLAT NO. 95-024, RECORDED UNDER AFN 9511150035, BEING A PTN OF NE 1/4, SEC. 36, TWP 36 N, R 4 E, W.M.
ELK PROPERTIES: S 1/2 of the NW 1/4 NE 1/4 SEC. 36, TWP 36 N, R 4 E, W.M.
TAX ACCOUNT NOS.: COOK: P112663 / 360436-1-005-0200
ELK PROPERTIES: P50767 / 360436-1-006-0004

**UTILITY EASEMENT AND ESTABLISHMENT
OF A WELL PROTECTION AREA**

RECITALS: JAMES A. COOK and TERRI E. COOK, husband and wife, hereinafter COOK, are the owners of the following described real property:

PARCEL 1:

Lot 2 of Skagit County Short Plat No. 95-024, approved July 20, 1995, and recorded November 15, 1995, under Auditor's File No. 9511150035, in Volume 12 of Short Plats, page 39, records of Skagit County, Washington; being a portion of the Northeast 1/4 of Section 36, Township 36 North, Range 4 East, W.M.

ELK PROPERTIES, LLC, A Washington Limited Liability Company, hereinafter ELK, is the owner of the following described real property:

PARCEL 2:

The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 36 North, Range 4 East, W.M.

NOW, THEREFORE, the Parties hereto, in consideration of the mutual covenants and conditions hereinafter set forth and for no monetary consideration, agree as follows:

UTILITY EASEMENT and ESTABLISHMENT OF WELL PROTECTION AREA:

COOK, as Grantors, hereby convey and warrant to ELK, as Grantee, a Non-Exclusive easement for Utilities together with a Well Protection Area over, under and across the following described real property located in Skagit County, Washington:

A Twelve (12) Foot wide area extending from the designated PARCEL 1 through the designated PARCEL 2, together with a WELL PROTECTION AREA to the extent required by Skagit County regulations, all as depicted on that drawing attached hereto as Exhibit "A" and incorporated herein by this reference,

Together with the right to access the described area for the purpose of installation and maintenance of a Well together with a water line and other utilities on Parcel 1 for the benefit of Parcel 2, and the WELL PROTECTION AREA, for ONE single family residence and associated outbuildings to be located on the described PARCEL 2 owned by ELK.

BINDING AGREEMENT:

The benefits, burdens, and covenants of the Easements as provided herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantor's property, the Grantees' property, the Grantor and the Grantees, and their respective heirs, successors and assigns, and all persons possessing any of said property by, through or under the parties hereto, and their respective heirs, successors or assigns.

Dated this 11th day of January, 2023 2024

James A Cook
JAMES A. COOK

TERRI E COOK
TERRI E. COOK

ELK PROPERTIES, LLC

By: James Cook
JAMES A. COOK, Managing Member

STATE OF WASHINGTON)
) ss
County of Skagit)

On this day personally appeared before by, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, JAMES A. COOK and TERRI E. COOK, to be known to the individuals who executed the foregoing instrument, and on oath acknowledged the said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

Witness my hand and official seal this 11th day of January, 2023 2024

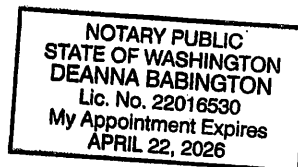
Deanna Babington
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington
My appointment expires 4-22-2026

STATE OF WASHINGTON)
) ss
County of Skagit)

On this day personally appeared before by, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, JAMES A. COOK, to be known to the Managing Member of Elk Properties, LLC, and the individual who executed the foregoing instrument, and on oath acknowledged the said instrument to be his free and voluntary act for the uses and purposes mentioned in therein mentioned.

Witness my hand and official seal this 11th day of January, 2023 2024

Deanna Babington
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington
My appointment expires 4-22-2026



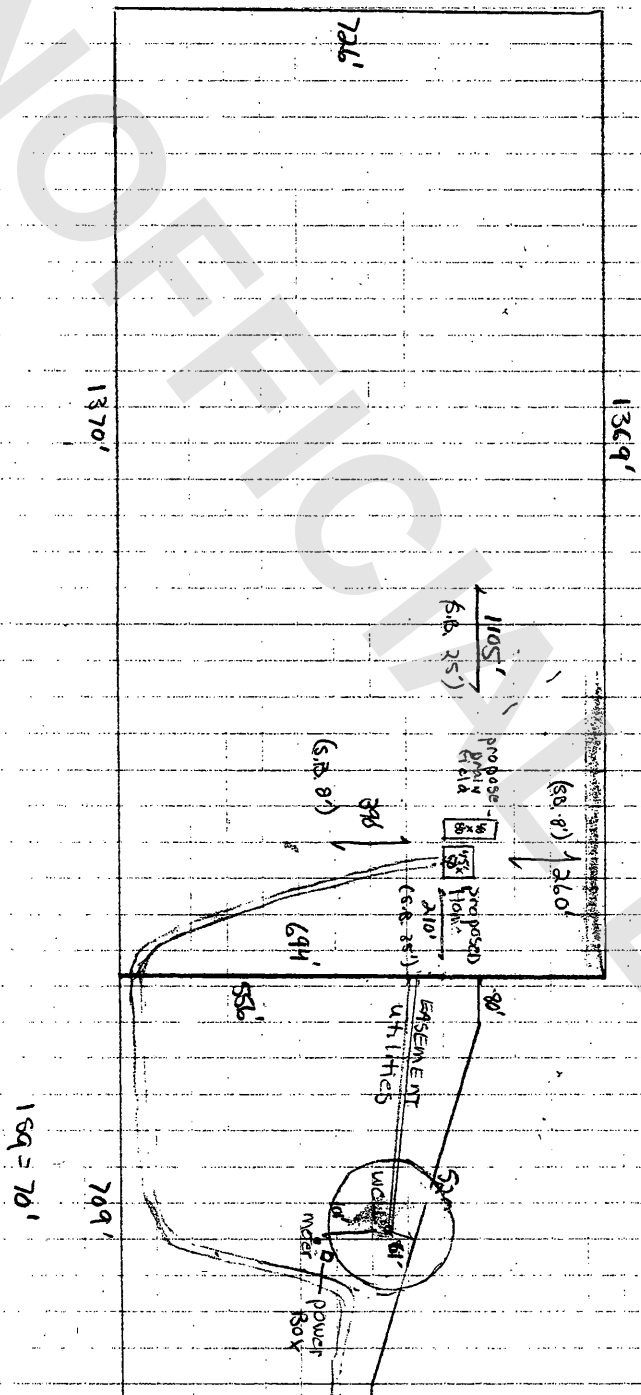


EXHIBIT "A"