

When recorded return to:

Diane and Roy Lee Frazier
Karen and Clinton Billings
16975 Field Road
Bow, WA 98232

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 05/29/2024

TRAIL ACCESS EASEMENT

Grantor: Diane Frazier, Roy Frazier, Karen Billings, Clinton Billings
Grantee: Gary N. Lamb
Brief Legal Description: Portion of Gov Lot 4, S 35, T 36 N, R 2 E, W.M.
Full legal descriptions shown in Exhibits A and B
Assessor's Tax Parcel/Account Numbers: P47388/360235-0-027-0004
P47389/360235-0-028-0003
Reference Numbers of Documents Assigned or Released: N/A

THIS Easement, dated this 9th day of April, 2024, is made by and between Diane Frazier, Roy Frazier, Karen Billings, and Clinton Billings, herein referred to as "Grantor", and Gary N. Lamb, herein referred to as "Grantee".

Recitals

- a) Grantor owns the property bearing Skagit County Parcel Number P47388 and legally described in Exhibit A.
- b) Grantee owns the property bearing Skagit County Parcel Numbers P47389 and legally described in Exhibit B.
- c) Access to both properties is via an existing pedestrian trail that begins on the Grantor's property and crosses both the Grantor's and Grantee's properties.
- d) The Grantee seeks to ensure that Skagit County Parcel Number P47389 has legal access by foot via the existing trail on and through the Grantor's property, Skagit County Parcel Number P47388, and execute this instrument to that end.

- e) The Grantor seeks to ensure that Skagit County Parcel Number P47388 has legal access by foot via the existing trail on and through the Grantee's property, Skagit County Parcel Number P47389, and execute this instrument to that end.
- f) The Grantor seeks to establish that Grantor has no obligation to pay for trail maintenance and upkeep if Grantor ceases using the trail for access.
- g) The Grantor and Grantee agree to waive all liability of the other Party associated with trail use.

Conveyance

1. For and in consideration of the clearing of title, for no monetary consideration, Grantor conveys to Grantee, and Grantee conveys to Grantor a non-exclusive pedestrian easement for ingress and egress by foot over and across the property on the trail existing at the time of recording depicted in Exhibit C, for the benefit of the Grantee's and Grantor's properties.
2. Grantee agrees to pay for the costs of maintenance of the trail for Grantee's own benefit but is not obligated to maintain the trail for the Grantor.
3. Trail access, use, and maintenance are limited to the trail's existing location and trail width. No motorized vehicles are permitted on the trail.
4. The Trail Access Easement granted and the conditions contained herein shall be covenants running with the land and shall be binding upon Grantor's and the Grantee's successors and assigns and all future owners of the Properties.

GRANTOR:

GRANTEE:

Diane Frazier 4-9-24
 Diane Frazier Date

Gary N. Lamb 5/19/24
 Gary N. Lamb Date

Roy Frazier 4/9/2024
 Roy Frazier Date

Karen Billings 4/26/2024
 Karen Billings Date

Clinton Billings 4/26/2024
 Clinton Billings Date

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 9th day of April, 2024, before me, personally appeared Diane Frazier, known to me to be the person who executed this instrument and acknowledge it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

Given under my hand and official seal the day and year last above written.

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

Naomi R. Stanfill
Notary Public in and for the state of Washington,
Residing at: Sedro Woolley, WA
My commission expires: 03-17-26
Printed name: Naomi R. Stanfill

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 9th day of April, 2024, before me, personally appeared Roy Frazier, known to me to be the person who executed this instrument and acknowledge it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

Given under my hand and official seal the day and year last above written.

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

Naomi R. Stanfill
Notary Public in and for the state of Washington,
Residing at: Sedro Woolley, WA
My commission expires: 03-17-26
Printed name: Naomi R. Stanfill

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 26 day of April, 2024, before me, personally appeared Karen Billings, known to me to be the person who executed this instrument and acknowledge it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

Given under my hand and official seal the day and year last above written.



Mary M Campbell
Notary Public in and for the state of Washington,
Residing at: Sedro Woolley, WA
My commission expires: 8/03/2027
Printed name: Mary M Campbell

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 26 day of April, 2024, before me, personally appeared Clinton Billings, known to me to be the person who executed this instrument and acknowledge it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

Given under my hand and official seal the day and year last above written.

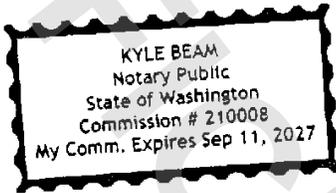


Mary M Campbell
Notary Public in and for the state of Washington,
Residing at: Sedro Woolley, WA
My commission expires: 08/03/2027
Printed name: Mary M Campbell

STATE OF WASHINGTON)
COUNTY OF ~~SKAGIT~~ Snohomish) ss.

On this 19 day of May, 2024, before me, personally appeared Gary N. Lamb, known to me to be the person who executed this instrument and acknowledge it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

Given under my hand and official seal the day and year last above written.



Kyle Beam
Notary Public in and for the state of Washington,
Residing at: Skagit
My commission expires: 9-11-27
Printed name: Kyle Beam

EXHIBIT A

Parcel No. 47388

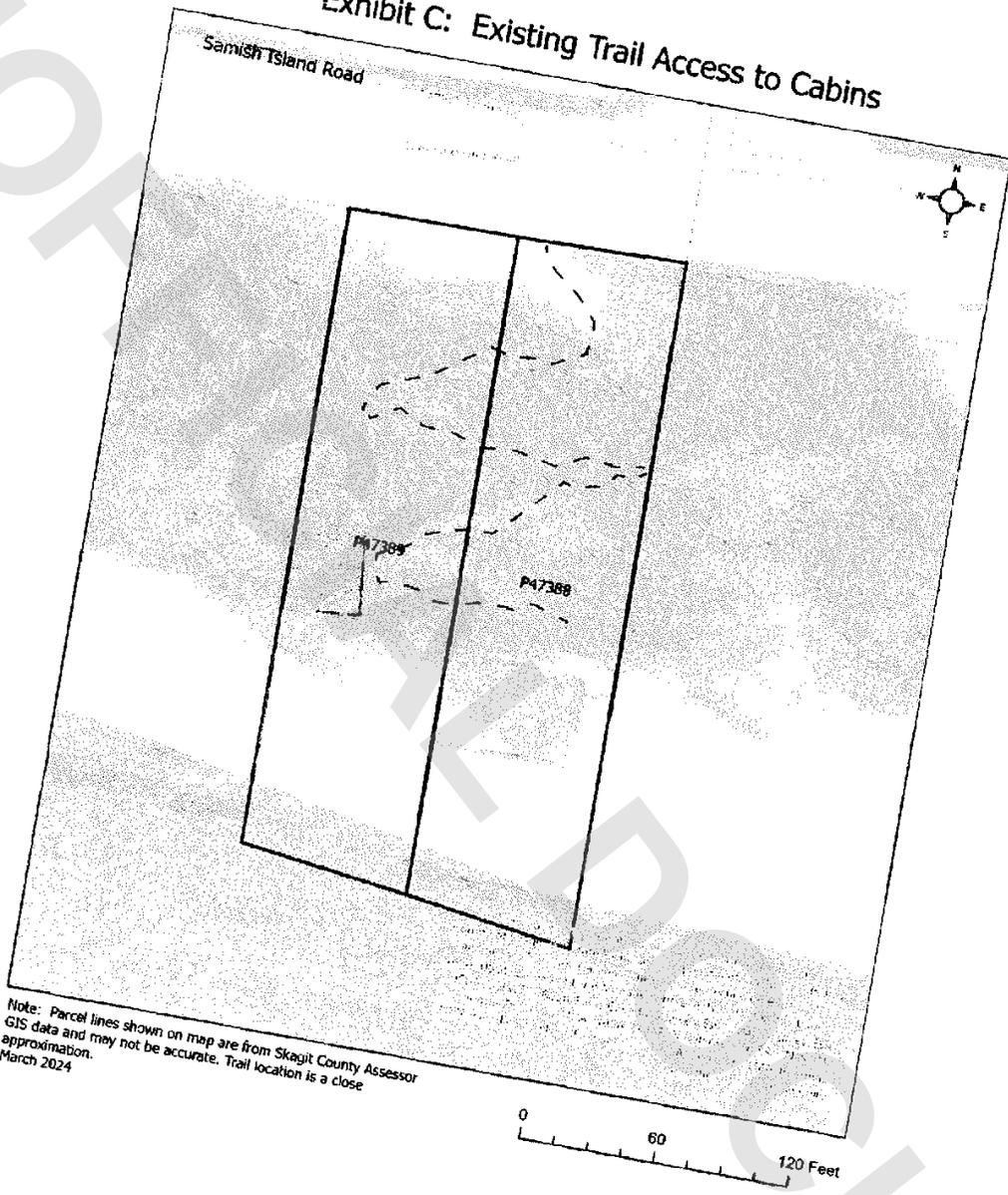
THAT PORTION OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH MEANDER CORNER BETWEEN SECTIONS 35 AND 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.; THENCE NORTH ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 TO THE SOUTH LINE OF COUNTY ROAD (SAMISH ISLAND ROAD); THENCE WESTERLY ALONG THE SOUTH LINE OF SAID COUNTY ROAD 50 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 4 TO MEANDER LINE; THENCE ALONG SAID MEANDER LINE, EASTERLY TO THE POINT OF BEGINNING.

EXHIBIT B

Parcel Nos. 47389

THE WEST 50 FEET OF THE EAST 100 FEET OF that portion of GOVERNMENT LOT 4, SECTION 35,
TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING SOUTH OF SAMISH ISLAND COUNTY ROAD.

Exhibit C: Existing Trail Access to Cabins



Note: Parcel lines shown on map are from Skagit County Assessor GIS data and may not be accurate. Trail location is a close approximation.
March 2024