

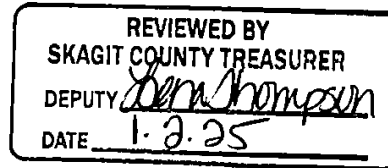


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01/02/2025 10:23 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
Attorney at Law
1204 Cleveland Ave.
Mount Vernon, Washington 98273



GRANT OF EXCLUSIVE EASEMENT FOR DRAINFIELD & LANDSCAPING

Grantor: Thomas G. Mayes

Grantee: Living Trust of Mary Ann Britton

Legal Description: ptn Lot 23, Cavanawood #1

Additional Legal Description Attached

Assessor's Property Tax Parcel or Account Nos.: P64041; P64042

Reference Nos of Documents Assigned or Released: N/A

THIS GRANT OF EXCLUSIVE EASEMENT is made this 2ND day of January, 2025, by and between Thomas G. Mayes, as his separate property, Grantor, and Mary Ann Britton, Trustee of the Living Trust of Mary Ann Britton Dated October 30th, 2023, Grantee.

For and in consideration of an agreement between the parties, and for no monetary consideration, Grantor conveys to Grantee an EXCLUSIVE easement for an existing septic system (and the maintenance thereof); a reserve area for future relocation or enlargement thereof; and also for landscaping, over, under, across and through the real property, located in Skagit County Washington, as described in the attached Exhibit A.

The easement herein granted shall run with and be appurtenant to the property owned by Grantee and described as follows:

Lots 22 and 22A, PLAT OF CAVANAWOOD SUBDIVISION No. 1", as per the plat thereof recorded in Vol. 6 of Plats, page 33, records of Skagit County, Wash.

(P64041)

WITNESS the hand of the Grantor:


THOMAS G. MAYES

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 22 day of Jan., in the year 2025, before me personally appeared Thomas G. Mayes, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his free and voluntary act and deed for the purposes therein mentioned.





NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Mt. Vernon
My commission expires: 3/1/28
Printed Name: Craig Sjostrom

Exhibit "A"

**Landscaping and Septic Drainfield Easement over a portion of Mayes Parcel
(Skagit County Assessor's Parcel No. P-64042)
For the Benefit of Britton Parcel
(Skagit County Assessor's Parcel No. P-64041)**

An easement for landscaping and septic drainfield purposes, and the maintenance thereof, over, under and across a portion of Lot 23, Plat of Cavanawood Subdivision No. 1, as per plat recorded in Volume 6 of Plats, Page 33, records of Skagit County, WA, being more particularly described as follows:

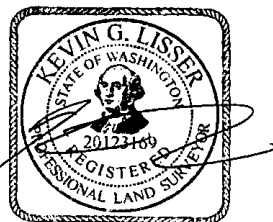
BEGINNING at the Northeast corner of said Lot 23, also being the Southeast corner of Lot 22 of said Plat of Cavanawood Subdivision No. 1; thence South $83^{\circ}59'40''$ West, along the North line of said Lot 23, for a distance of 110.50 feet; thence South $33^{\circ}40'32''$ East for a distance of 18.1 feet, more or less, to a point on the Northerly side of an existing garage located on said Lot 23, said point bearing North $87^{\circ}31'19''$ East, a distance of 5.0 feet, more or less, from the Northwestern corner of said garage; thence North $87^{\circ}31'19''$ East, along said Northerly side of said garage, for a distance of 31.5 feet, more or less, to the Northeasterly corner thereof; thence continuing North $87^{\circ}31'19''$ East, along the Easterly projection of the North side of said garage, for a distance of 64.0 feet, more or less, to the Easterly line of said Lot 23, also being the Westerly margin of Osborne Drive, at a point bearing South $11^{\circ}16'00''$ West from the POINT OF BEGINNING; thence North $11^{\circ}16'00''$ East, along said Easterly line for a distance of 22.92 feet, more or less, to the POINT OF BEGINNING.

EXCEPT any portion thereof (if any) lying within the footprint of said garage (exclusive of eaves/overhangs) on Lot 23.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

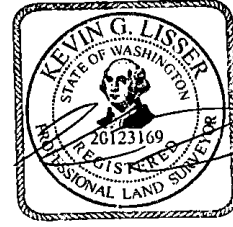
Situate in the County of Skagit, State of Washington.

Containing 1,947 sq ft



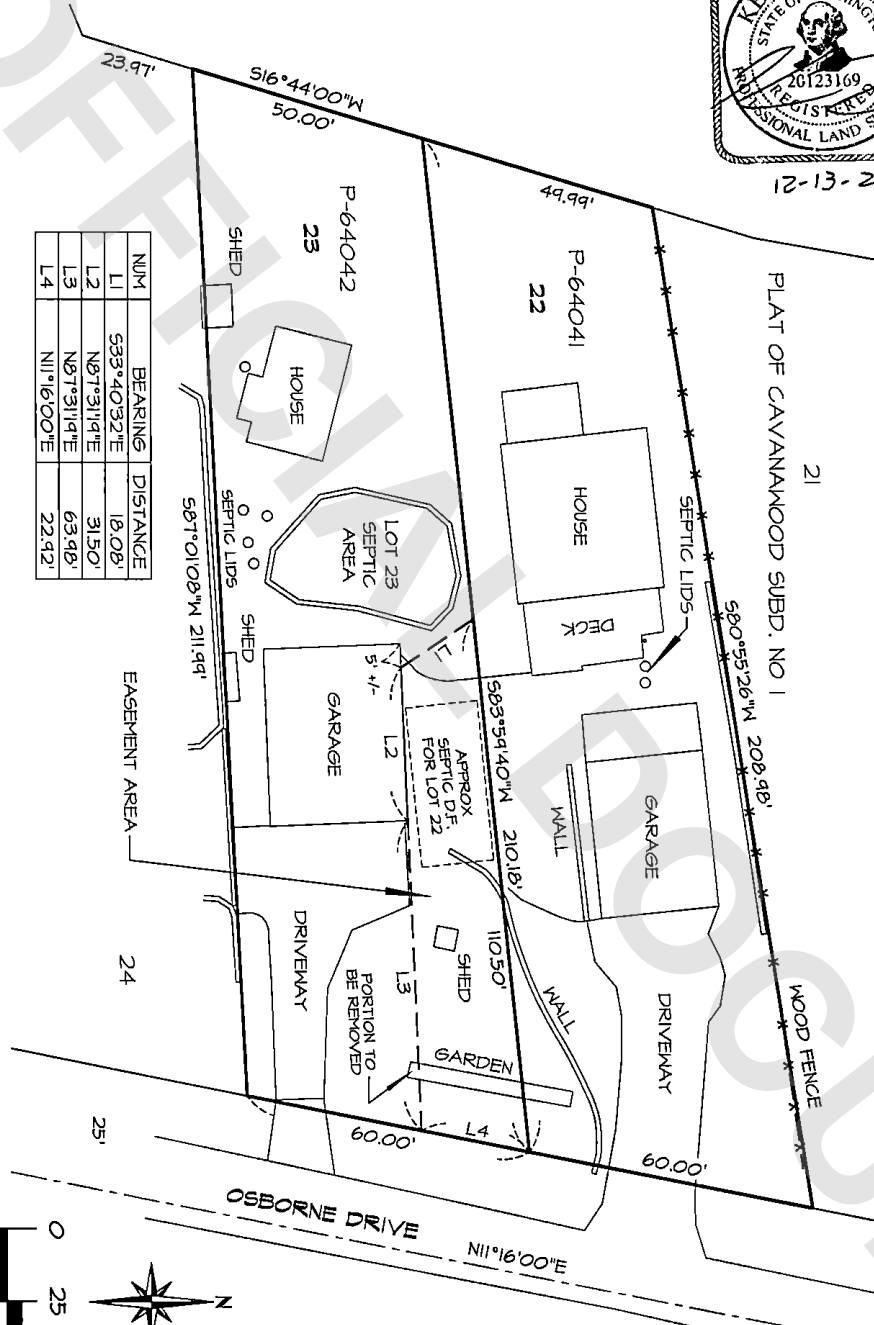
12-13-24

EXHIBIT "B"



12-13-24

NUM	BEARING	DISTANCE
L1	S33°40'32"E	18.08'
L2	N87°31'14"E	31.50'
L3	N87°31'14"E	63.98'
L4	N11°16'00"E	22.92'



SCALE: 1" = 50'



EASEMENT EXHIBIT MAP IN A PORTION OF THE
SE 1/4 OF THE SW 1/4 OF (GOV'T LOT 2)
SECTION 25, T. 33 N., R. 6 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: THOMAS MAYES & MARY ANN BRITTON

SCALE: 1" = 50'
MERIDIAN: ASSUMED

LISSEY & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-1442

DATE: 12/13/24
DWG: 24-116 ESMT