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Skagit County Auditor

When recorded return to:

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

REVIEWED BY
SKAGIT COUNTY TREASURER

DEPUTY

DATE

Jana Thompson
1.13.25

GRANT OF EXCLUSIVE EASEMENT FOR LANDSCAPING

Grantor: Jason Irvin Dvorak

Grantee: Rooney's Cin LLC

Legal Description: ptns Lots 7-13, Block 172, Fidalgo City

Additional Legal Description Attached

Assessor's Property Tax Parcel or Account Nos.: P73326; P73300

Reference Nos of Documents Assigned or Released: N/A

THIS GRANT OF EASEMENT is made this 11th day of Jan., 2025, by and between Jason Irvin Dvorak, as his separate property if married, Grantor, and Rooney's Cin, LLC, a Washington limited liability company, Grantee.

For and in consideration of an agreement between the parties, and for no monetary consideration, Grantor conveys to Grantee an EXCLUSIVE easement for landscaping, over, under, across and through the real property, located in Skagit County Washington, as described in the attached Exhibit A.

The conditions and limitations of the said easement shall be as follows:

Grantee may have the exclusive use of the easement area solely for landscaping and recreational purposes. It is the parties' intention that no other property shall be benefitted by or have use of the easement area. Grantee shall maintain, repair, or replace the landscaping; other than that, Grantee is prohibited from constructing, installing, or maintaining any improvement, building, or structure in the easement area. The easement area shall be used and maintained in safe and good condition at Grantee's cost.

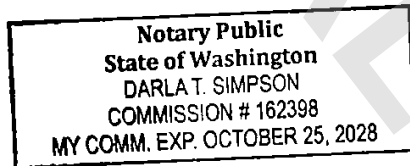
The easement herein granted shall run with and be appurtenant to the property owned by Grantee and described in the attached Exhibit B.

WITNESS the hand of the Grantor:


JASON IRVIN DVORAK

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 11 day of Jan, in the year 2025, before me personally appeared Jason Irvin Dvorak, 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 Port Angeles
My commission expires: 10/25/2028
Printed Name: Darla T. Simpson

EXHIBIT A

Easement Area

Portions of Lots 7 through 13, inclusive, Block 172, "Map of Fidalgo City, Skagit County, Washington" as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County Washington. TOGETHER WITH that portion of the North 1/2 of vacated Second Street and that portion of the East 1/2 of the vacated alley abutting said Lots 7 through 13, inclusive.

Being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 7, Block 172, of said "Map of Fidalgo City, Skagit County, Washington";
thence South 90°00'00" West, along the North line of said Lot 7 for a distance of 63.31 feet to the TRUE POINT OF BEGINNING;
thence South 00°00'00" West for a distance of 232.50 feet, more or less, to the centerline of vacated Second Street;
thence North 90°00'00" West, along said vacated centerline for a distance of 51.69 feet, more or less, an intersection with the Southerly extension of the centerline of the alley in said Block 172;
thence North 0°00'00" East, along said extended alley centerline for a distance of 232.50 feet, more or less, to an intersection with the Westerly extension of said Lot 7 at a point bearing South 90°00'00" West from the TRUE POINT OF BEGINNING;
thence North 90°00'00" East, along said line for a distance of 51.69 feet, more or less, to the TRUE POINT OF BEGINNING.

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 sq ft, acres

For additional boundary information see that certain Boundary Line Adjustment recorded under Skagit County Auditor's File No. _____.



9-18-24

EXHIBIT B

BENEFITTED PROPERTY

Lot "B" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being a portion of Blocks 173 and 190, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, and portions of vacated streets and alleys adjacent thereto,

TOGETHER WITH that portion of Lots 6, 7, 8, 9, 10, 11, 12 and 13, Block 173, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated alley, vacated Second Street and vacated Commercial Avenue, lying Southerly of a line drawn parallel with and 200.00 feet South of the centerline of said vacated Third Street;

ALSO TOGETHER WITH the West 1/2 of vacated Fidalgo Avenue adjoining Lots 7 through 13, inclusive, Block 172, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, being the East 50 feet of the North 232.50 feet of that parcel delineated on that survey recorded under Auditor's File No. 201811200087, records of Skagit County, Washington.

AND ALSO TOGETHER WITH those portions of Lots 7 through 13, Block 172, Lots 1 through 12, Block 191 and vacated Second Avenue, all in the Map of Fidalgo City, Skagit County, WA as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southwest corner of Lot B of Boundary Line Adjustment Survey approved August 21, 2003 and recorded August 21, 2003 under Auditor's File No. 200308210049, records of Skagit County, Washington, also being on the centerline of vacated First Avenue;
thence North 00°00'00" East along the West line of said Lot B, Boundary Line Adjustment Survey, for a distance of 82.50 feet, more or less, to the Southeast corner of said Lot 12, Block 191, Map of Fidalgo City, and being the TRUE POINT OF BEGINNING;
thence South 90°00'00" West along the South line of said Lot 12 for a distance of 9.00 feet;
thence North 0°55'52" East for a distance of 234.00 feet;
thence South 90°00'00" West for a distance of 6.00 feet;
thence North 01°01'10" East for a distance of 123.55 feet, more or less, to the centerline of said vacated Second Avenue;
thence South 90°00'00" West along the centerline of said vacated Second Avenue for a distance of 54.31 feet;
thence North 00°00'00" East parallel with the West line of said Lot B, Boundary Line Adjustment Survey for a distance of 232.50 feet, more or less, to the North line of said Lot 7, Block 172, Map of Fidalgo City;
thence North 90°00'00" East along said North line of Lot 7 for a distance of 63.31 feet, more or less, to the Northeast corner of said Lot 7, also being the West line of said Lot B, Boundary Line Adjustment Survey, at a point bearing North 00°00'00" East from the TRUE POINT OF BEGINNING;
thence South 00°00'00" West along said West line of Lot B, Boundary Line Adjustment Survey for a distance of 590.00 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT FROM ALL OF THE ABOVE that portion of Lot "B" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being more particularly described as Lots 21, 22, 23, 24, 25 and 26, Block 173, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington. TOGETHER WITH those portions of vacated alley,

vacated Third Street and vacated Fidalgo Avenue, lying Northerly of a line drawn parallel with and 185.56 feet South of the centerline of said vacated Third Street.

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 185,781 sq ft, 4.3 acres

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, this newly configured lot shall be considered a Lot of Record for individual conveyance and development purposes unless otherwise restricted.



9-18-24