



202502060020

02/06/2025 10:21 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Dana M. Christensen
P.O. Box 2657
Natick, MA 01760

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Cain Cress
DATE 2/6/2025

GRANTOR(S): WILLIAM P CHRISTENSEN TRUST, DANA M. CHRISTENSEN, SUCCESSOR TRUSTEE
GRANTEE(S): WILLIAM P CHRISTENSEN TRUST, DANA M. CHRISTENSEN, SUCCESSOR TRUSTEE
ABBREVIATED LEGAL: A PORTION OF GOVERNMENT LOT 6 SEC 7 TWN 34 N R 2 E WM
ASSESSOR PARCEL / TAX ID NUMBER: P20054/340207-0-011-0008,
P118004/340207-0-011-0300,
P20055/340207-0-011-0107

EASEMENT

THIS EASEMENT is made by and between Grantor, the WILLIAM P CHRISTENSEN TRUST by its Successor Trustee, Dana M. Christensen, as owner of Skagit County Parcel numbers P20055 and P118004, and Grantee, the WILLIAM P CHRISTENSEN TRUST by its Successor Trustee, Dana M. Christensen, as owner of Skagit County Parcel P20054, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for ingress and egress across Parcels P20055 and P118004 to access Parcel P20054 and for the construction, maintenance, inspection, and repair of an existing paved residential driveway and security gate over, under, and across the Easement Area depicted in Exhibit A and described in Exhibit B, both attached hereto and incorporated by reference, together with all after acquired title of Grantor therein, subject to the terms and provisions set forth below. The effective date of this Easement shall be the date this Easement has been signed by the Grantor.

The Easement Area depicted in Exhibit A and described in Exhibit B, shall be to construct, or cause to construct, maintain, replace, reconstruct, and remove an existing paved driveway together with an existing security gate, and all necessary electrical supply

and infrastructure and appurtenances incident thereto or necessary therewith, in, under, and across said premises, and the right of ingress and egress to and over said Easement Area at any and all times for the purpose of doing anything necessary for the enjoyment of the easement hereby granted. Grantor shall be responsible for all maintenance and repair of the paved driveway and shall not block the driveway at any time. Grantor shall maintain electrical service to the existing security gate at all times.

This easement and each of the terms, provisions, conditions and covenants herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Any covenant granted herein shall be a covenant running with the land.

Dated this 29 day of January, 2024. 2025

Dana M Christensen, SUCCESSOR TRUSTEE
BY DANA M CHRISTENSEN, SUCCESSOR TRUSTEE

STATE OF Massachusetts)ss.

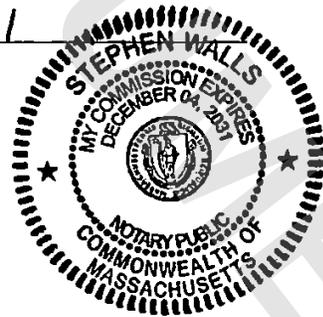
COUNTY OF Middlesex)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DANA M CHRISTENSEN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE SUCCESSOR TRUSTEE OF WILLIAM P CHRISTENSEN TRUST TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT

DATED 1/29/2025

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF Massachusetts
MY APPOINTMENT EXPIRES December 4th 2031



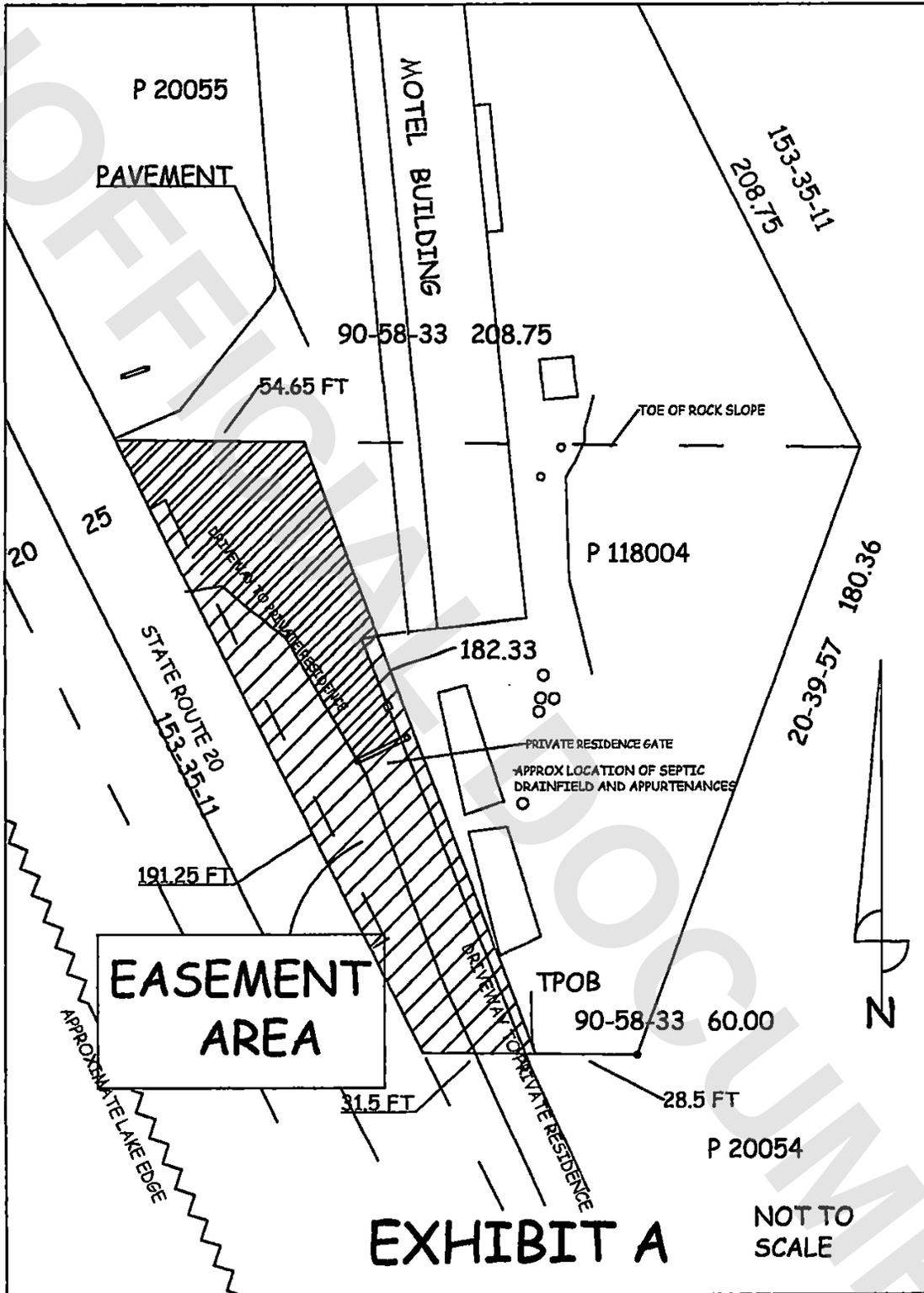


EXHIBIT B
EASEMENT AREA LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 6, SECTION 7, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO KRISTENSEN LLC BY DEED RECORDED SEPTEMBER 16, 1998, UNDER AUDITORS FILE NUMBER 9809160074; THENCE NORTH AZIMUTH 200 DEGREES 39 MINUTES 57 SECONDS FOR A DISTANCE OF 180.36 FEET, THENCE ON A NORTH AZIMUTH OF 270 DEGREES 58 MINUTES 33 SECONDS PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 6 FOR A DISTANCE OF 28.5 FEET AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING PARALLEL WITH SAID NORTH LINE FOR A DISTANCE OF 31.5 FEET; THENCE NORTH AZIMUTH 333 DEGREES 35 MINUTES 11 SECONDS A DISTANCE OF 191.25 FEET; THENCE ON A NORTH AZIMUTH 90 DEGREES 58 MINUTES 33 SECONDS FOR A DISTANCE OF 54.65 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 182 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING

EXCEPT ANY PORTION THEROF LYING WITHIN WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

THIS EASEMENT AREA CONTAINS 2670 SF MORE OR LESS