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04/08/2025 08:57 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY *Sena Thompson*
DATE 4.8.25

Document Title:

Grant of Easement

Reference Number :

Grantor(s):

additional grantor names on page ___.

1. John Raymond Bruemmer

2.

Grantee(s):

additional grantee names on page ___.

1. Bret Lunsford

2. Denise Crowe

Abbreviated legal description:

full legal on page(s) ___.

That portion of the Southeast 1/4 of Government Lot 2, Section 31, Township 35 North, Range 2 East, Willamette Meridian, described as follows:

Beginning at the Northwest corner of said subdivision; thence South 0 degrees 11' west 20.00 feet; thence North 89 degrees 57' 37" east 16.50 feet to the intersection of South line of Allen ■

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___.

P33265

When recorded return to:
Bret Lunsford
11493 O Avenue
Anacortes, WA 98221

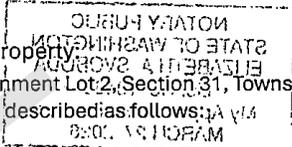
GRANT OF EASEMENT

Grantor: John Raymond Bruemmer
Grantee: Bret Lunsford and Denise Crowe
Legal Description: Portion of the Southeast 1/4 of Government Lot 2, Section 31, Township 35 North, Range 2 East, Willamette Meridian.
Additional Legal Description Below
Assessor's Property Tax Parcel or Account Nos.: P33265; P33261
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 7th day of April, 2025, by and between John Raymond Bruemmer, a married person, Grantor, and Bret Lunsford and Denise Crowe, Grantees.

For and in consideration of an agreement between the parties, and for no monetary consideration, Grantor conveys to Grantees an exclusive easement for ingress and egress, pedestrian and vehicular travel, over across and through the real property described as follows:

The South 10 feet of the following described property:
That portion of the Southeast 1/4 of Government Lot 2, Section 31, Township 35 North, Range 2 East, Willamette Meridian, described as follows:



Beginning at the Northwest corner of said subdivision; thence South 0 degrees 11' west 20.00 feet; thence North 89 degrees 57' 37" east 16.50 feet to the intersection of South line of Allen Spradley Road and the East line of the county road named 'O' Avenue, said point being the true point of beginning; thence easterly a distance of 201.33 feet; thence South 0 degrees 30' 30" west to a point 66.0 feet north of the south line of said subdivision; thence north 89 degrees 56' west parallel to and 66 feet north of the south line of said subdivision to the east line of said 'O' Avenue; thence north along the east line of 'O' Avenue to the true point of beginning; except the north 185 feet thereof.

Skagit County Parcel Number: (P33265)

This easement is conditioned on the following:

- 1) No buildings will be built on the easement.
- 2) That all costs of upkeep of the easement shall be borne by the Grantees.

Conditioned upon Grantees compliance with the above conditions, this easement shall run with and be appurtenant to the property owned by Grantees and described as follows:

That portion of Government Lot 2, Section 31, Township 35 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said Government Lot 2, which is 676.5 feet East of the Southwest corner thereof; thence North a distance of 66 feet; thence East a distance of 643.5 feet, more or less, to the East line of Lot 2; thence South a distance of 66 feet; thence West a distance of 643.5 feet the point of beginning. Situated in Skagit County, Washington.

Skagit County Parcel Number: (P33261)

WITNESS the hand of the Grantor:



JOHN RAYMOND BRUEMMER

STATE OF WASHINGTON

SKAGIT COUNTY

On this 7th day of April in the year 2025, before me personally appeared John Raymond Bruemmer, 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 for the purposes therein mentioned.



