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Skagit County Auditor

After Recording Return To:
TERRI E. COOK
26135 Minkler Rd.
Sedro-Woolley, WA 98284

REVIEWED BY
SKAGIT COUNTY TREASURER

DEPUTY

DATE

DOCUMENT TITLE: EASEMENT
GRANTORS: COOK, TERRI E.
GRANTEE: SLIGAR, TERRI
LEGAL DESC.: COOK: PTN OF LOTS 2-9 and LOTS 14-17, BLOCK 19, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON"
SLIGAR: LOTS 10-13 and PTN LOT 14, BLOCK 19, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON"
TAX ACCOUNT NOS.: COOK: 4135-019-016-0002 / P74605
SLIGAR: 4135-019-014-0004 / P74604

EASEMENT

RECITALS:

TERRI E. COOK, hereinafter COOK, is the owner of the following described real property:

LOTS 2 THROUGH 9 AND LOTS 14 THROUGH 17, BLOCK 19, PLAT OF THE TOWN OF MONTBORNE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY WASHINGTON. EXCEPT THE NORTHWESTERLY 20.00 FEET OF SAID LOT 14; ALSO, EXCEPT THE SOUTHEASTERLY 4.94 FEET OF SAID LOT 17; AND ALSO, EXCEPT THE NORTHEASTERLY 60.00 FEET AND THE SOUTHEASTERLY 4.94 FEET OF SAID LOT 2; AND ALSO, EXCEPT THE NORTHEASTERLY 60.00 FEET OF LOTS 3 THROUGH 5 OF SAID BLOCK 19; AND ALSO, EXCEPT THE NORTHEASTERLY 60.00 FEET OF THE SOUTHEASTERLY 19.97 FEET OF LOT 6 OF SAID BLOCK 19. TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER AF#201908260136 AND SKAGIT COUNTY CONTRACT #C20190366. SURVEY AF#202107230162.

TERRI SLIGAR, hereinafter SLIGAR, is the owner of the following described real property:

Lots 10, 11, 12, 13 and the Northwestly 20 feet of Lot 14, Block 19, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

Together with the Northeasterly ½ of Washington Street and the Southwesterly ½ of the alley adjacent thereto.

NOW, THEREFORE, the Parties hereto, in consideration of the mutual covenants and conditions hereinafter set forth and for no monetary consideration, agree as follows:

EASEMENT:

COOK, as Grantor, hereby conveys and warrants to SLIGAR, as Grantee, a Non-Exclusive Easement over and across that Fifty-Five (55) Foot wide roadway known as BLACKTAIL TRAIL, as described and identified on Skagit County Short Plat No. PL21-0560, specifically for the purpose of providing Ingress and Egress to the SLIGAR real property as described herein.

The described easement shall also include the right of SLIGAR to maintain and or replace the fencing and landscaping in that area along the west side of Blacktail Trail and adjacent to the SLIGAR real property, as depicted on the attached Exhibit "A".

BINDING AGREEMENT:

The benefits, burdens, and covenants of the Easement as provided herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantor's property, the Grantee's property, the Grantor and the Grantee, and their respective heirs, successors and assigns, and all persons possessing any of said property by, through or under the parties hereto, and their respective heirs, successors or assigns.

Dated this 10 day of APRIL, 2025.

TERRI E. COOK
TERRI E. COOK

STATE OF WASHINGTON)
) ss
County of Skagit)

NOTARY PUBLIC
STATE OF WASHINGTON
DEANNA BABINGTON
Lic. No. 22016530
My Appointment Expires
APRIL 22, 2026

On this day personally appeared before by, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, TERRI E. COOK, to be known to the individual who executed the foregoing instrument, and on oath acknowledged the said instrument to be her free and voluntary act for the uses and purposes therein mentioned.

Witness my hand and official seal this 10th day of April, 2025.

Deanna Babington
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington
My appointment expires 4-22-2026

