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04/10/2025 02:46 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY <u><i>Berna Thompson</i></u>
DATE <u>4.10.25</u>

Declaration of Easement for Ingress & Egress

Grantors: Robert L. Hayton & Susan Hughes-Hayton h/w
Grantees: Robert L. Hayton & Susan Hughes-Hayton h/w
Legal Description: ptn N 1/4 NW 1/4 & ptn NW 1/4 NE 1/4, 23-33N-3EWM
Assessor's Property Tax Parcel or Account Nos.: P16023; P16028
Reference Nos of Documents Assigned or Released:

THIS DECLARATION OF EASEMENT, is made this 18th day of OCTOBER, 2024, by Robert L. Hayton & Susan Hughes-Hayton h/w, Grantors, the owners of the real property described herein.

For and in consideration of a boundary line adjustment, Grantors do hereby declare the existence of a non-exclusive easement for ingress and egress over, across and through the real property described in the attached Exhibit A, and impose the same as an appurtenance thereto.

The easement herein granted shall be deemed effective (1) as a reservation of easement for the dominant estate upon the conveyance by one or both of the Grantors, including a transfer by operation of law, of the servient property, and/or (2) as an affirmative grant of easement over the servient estate upon the conveyance by one or both of the Grantors, including a transfer by operation of law, of the dominant property. The easement shall have no force and effect so long as both the dominant and servient estates are in common ownership.

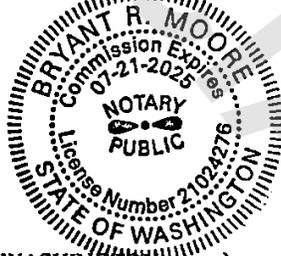
Robert L. Hayton
ROBERT L. HAYTON

Susan Hughes-Hayton
SUSAN HUGHES-HAYTON

STATE OF WASHINGTON)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Robert L. Hayton, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of October, 2024

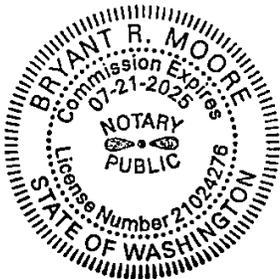


Bryant R. Moore
NOTARY PUBLIC in and for the State of Washington,
residing at SEDRO-WOOLLEY
My commission expires: 7-21-2025
Name: Bryant R. Moore

STATE OF WASHINGTON)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Susan Hughes-Hayton, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of OCTOBER, 2024



Bryant R. Moore
NOTARY PUBLIC in and for the State of Washington,
residing at SEDRO-WOOLLEY, WA
My commission expires: 7-21-2025
Name: Bryant R. Moore

Road Easement Description

That portion of the North 1/2 of the Northwest 1/4, South and East of Dry Slough, in Section 23, Township 33 North, Range 3 East, W.M., described as follows:

COMMENCING at a point on the south right of way margin of Fir Island Road at the intersection with the north-south centerline of Section 23, said point being South 1°38'42" West a distance of 22.92 feet from the north quarter corner of Section 23, and the POINT OF BEGINNING;

Thence continuing South 1°38'42" West, a distance of 19.26 feet;

Thence South 29°36'22" West a distance of 201.98 feet to a point of curvature;

Thence along a curve to the left, with a radius of 100.00 feet, through a central angle of 14°04'54", for an arc length of 24.58 feet;

Thence South 15°31'28" West, a distance of 168.31 feet to a point of curvature;

Thence along a curve to the left, with a radius of 85.00 feet, through a central angle of 19°26'22", for an arc length of 28.84 feet to a point of tangency;

Thence South 3°54'54" East, a distance of 125.26 feet to a point of curvature;

Thence along a curve to the left, with a radius of 45.00 feet, through a central angle of 77°19'04", for an arc length of 60.73 feet to a point of tangency;

Thence South 81°13'58" East, a distance of 71.16 feet;

Thence South 65°16'29" East, a distance of 58.71 feet;

Thence South 24°43'31" West, a distance of 30.00 feet;

Thence North 65°16'29" West, a distance of 54.50 feet;

Thence North 81°13'58" West, a distance of 66.95 feet to a point of curvature;

Thence along a curve to the right, with a radius of 75.00 feet, through a central angle of 77°19'04", for an arc length of 101.21 feet to a point of tangency;

Thence North 3°54'54" West, a distance of 125.26 feet to a point of curvature;

Thence along a curve to the right, with a radius of 115.00 feet, through a central angle of 19°26'22", for an arc length of 39.02 feet to a point of tangency;

Thence North 15°31'28" East, a distance of 168.31 feet;

Thence along a curve to the right, with a radius of 130.00', through a central angle of 14°04'54", for an arc length of 31.95 feet to a point of tangency;

Thence North 29°36'22" East, a distance of 136.44 feet to a non-tangent point of curvature;

Thence along a curve to the left, concave to the southwest, with a radius of 108.71 feet to which point a radial line bears South 71°27'38" West, through a central angle of 46°39'44", for an arc length of 88.54 feet to a non-tangent intersection with the south right of way line of Fir Island Road;

Thence South 88°39'53" East along the south right of way line of Fir Island Road a distance of 116.52 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

ACCESS EASEMENT EXHIBIT
SECTION 23, T. 33 N., R. 3 E., W.M.

