



202504140040

04/14/2025 10:58 AM Pages: 1 of 4 Fees: \$306.50  
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 <u>Kamper Davidson</u>
DATE <u>4/14/2025</u>

**GRANT OF EASEMENT FOR SEPTIC SYSTEM**

**Grantors:** Leroy Harkness & Kristi Harkness, h/w

**Grantees:** Richard Alan McCabe & Jodi Lee McCabe h/w

**Legal Description:** Lots 4 & 5, Plat of Avalon Heights

**Additional Legal Description Attached**

**Assessor's Property Tax Parcel or Account Nos.:** P126681; P126682

**Reference Nos of Documents Assigned or Released:** N/A

THIS GRANT OF EASEMENT is made this 8 day of APRIL, 2025, by Leroy Harkness & Kristi Harkness, h/w, Grantors, and Richard Alan McCabe & Jodi Lee McCabe, h/w, Grantees.

For and in consideration of an agreement between the parties, Grantors do hereby grant and convey to Grantees, and their heirs, successors and assigns, a perpetual non-exclusive easement for a septic system, drainfield and appurtenances thereto (and the maintenance, repair and/or replacement thereof), over, under and through the property as described in the attached Exhibit A, for the benefit of the property also described therein.

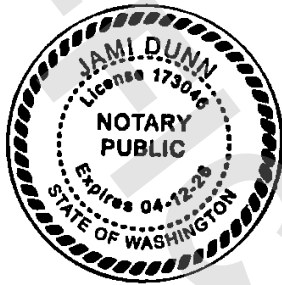
A diagram showing the said easement is attached hereto as Exhibit B.

  
LEROY HARKNESS

  
KRISTI HARKNESS

STATE OF WASHINGTON )  
 ( ss.  
 SKAGIT COUNTY )  
 WHATCOM CO. )

On this 8 day of APRIL, in the year 2025, before me personally appeared Leroy Harkness, known to me to be one of the persons who are 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.

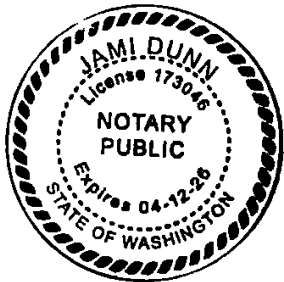


Jami Dunn

NOTARY PUBLIC IN AND FOR  
 THE STATE OF WASHINGTON,  
 Residing at Bellingham  
 My commission expires: 4/12/26  
 Printed Name: JAMI DUNN

STATE OF WASHINGTON )  
 ( ss.  
 SKAGIT COUNTY )  
 WHATCOM CO. )

On this 8 day of APRIL, in the year 2025, before me personally appeared Kristi Harkness, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that she executed the same as her free and voluntary act and deed for the purposes therein mentioned.



Jami Dunn

NOTARY PUBLIC IN AND FOR  
 THE STATE OF WASHINGTON,  
 Residing at Bellingham  
 My commission expires: 4/12/26  
 Printed Name: JAMI DUNN

**Exhibit "A"****Septic Drainfield Easement**

An easement for sanitary sewer purposes (septic drainfield/reserve area), appurtenances, and the maintenance thereof, over, under and across a portion of Lot 4, Plat of Avalon Heights, recorded under Skagit County Auditor's File No. 200708220070, for the benefit of Lot 5, said Plat of Avalon Heights, said easement being more particularly described as follows:

BEGINNING at the Northern most corner of said Lot 4, being a common corner of Lots 4, 5 and 6 of said Plat of Avalon Heights;  
thence South  $1^{\circ}47'57''$  West along the East line of said Lot 4 for a distance of 132.00 feet;  
thence North  $61^{\circ}50'04''$  West for a distance of 42.00 feet;  
thence South  $29^{\circ}07'37''$  West for a distance of 50.00 feet, more or less, to the Westerly line of said Lot 4, also being the Easterly line of said Lot 5, at a point bearing South  $22^{\circ}48'24''$  West from the POINT OF BEGINNING;  
thence North  $22^{\circ}48'24''$  East, along said common line between said Lots 4 and 5, for a distance of 169.00 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

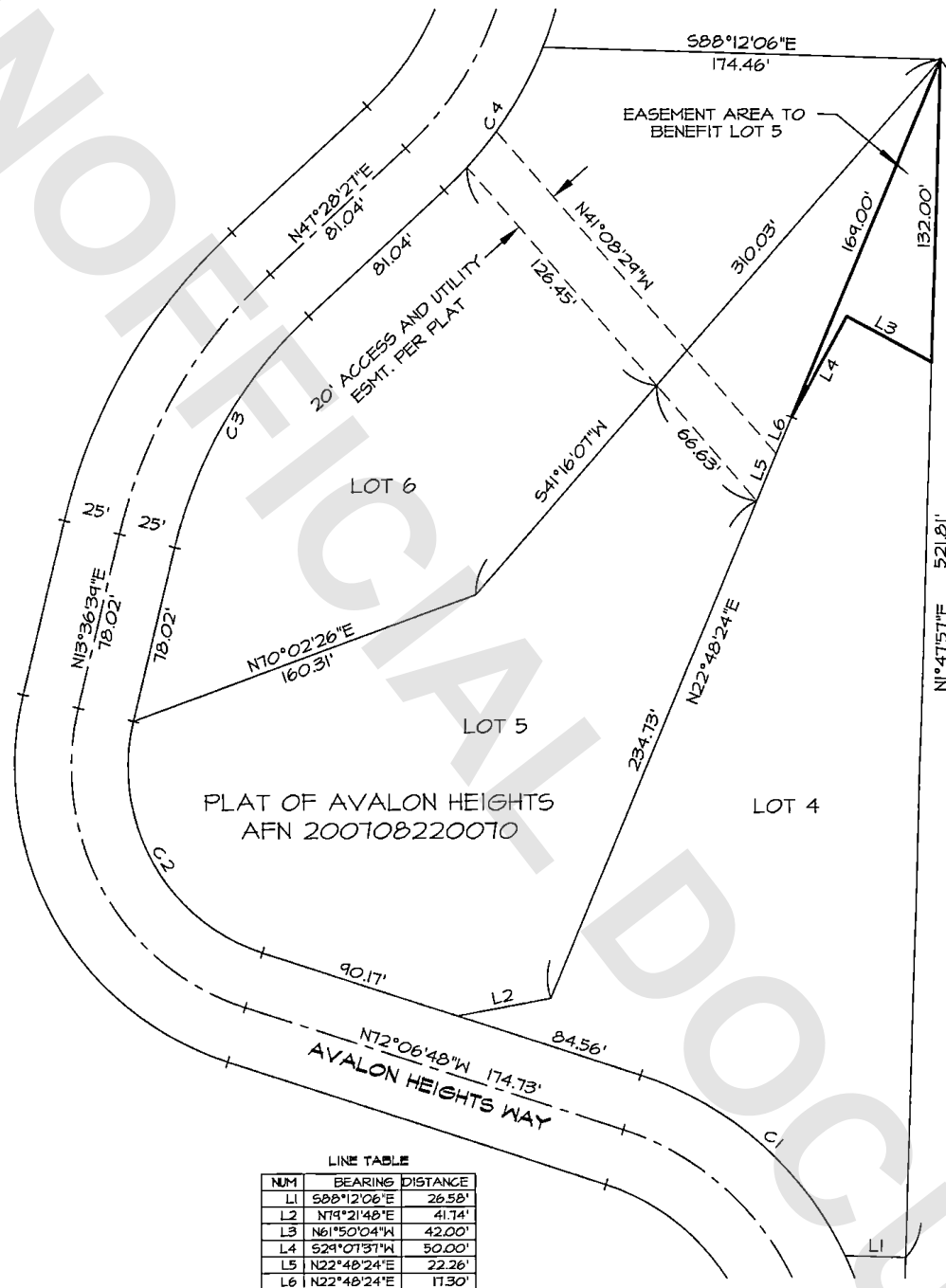
Situate in the County of Skagit, State of Washington.

Containing 2,949 sq ft



3-19-25

## EXHIBIT B

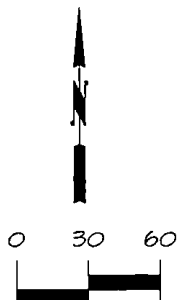


LINE TABLE

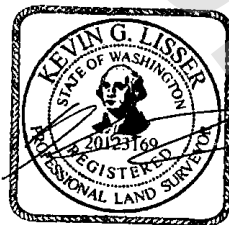
NUM	BEARING	DISTANCE
L1	S88°12'06"E	26.58'
L2	N19°21'48"E	41.74'
L3	N61°50'04"W	42.00'
L4	S29°07'37"W	50.00'
L5	N22°48'24"E	22.26'
L6	N22°48'24"E	17.30'

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	46°42'52"	122.30'	150.00'
C2	85°43'21"	127.17'	85.00'
C3	33°51'48"	118.21'	200.00'
C4	25°04'31"	76.54'	175.00'



EASEMENT EXHIBIT  
A PORTION OF LOT 4  
PLAT OF AVALON HEIGHTS  
SKAGIT COUNTY, WASHINGTON  
FOR: RICHARD AND JODI MCCABE



LISSER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442

DATE: 3/19/25  
DWG: 25-037 ESMT