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04/29/2025 10:17 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY *Lena Thompson*
DATE *4.29.25*

Document Title:
Grant of Easement

Reference Number :

Grantor(s):

additional grantor names on page ____

1. Dale Trafton
- 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 Government Lot 2, Section 31, Township 35 N, Range 2 E, W.M., described as follows: Beginning at the SW corner of the said Govt. Lot 2; thence N along the W line of the said Govt. Lot 2 a distance of 160 ft; thence E at right angles a distance of 660 ft; thence S parallel with the W line of the said Govt. Lot 2, a distance of 160 ft to the S line of the said Govt. Lot 2; thence W a distance of 660 ft to the place of beginning.

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____

P33264

UNOFFICIAL DOCUMENT

When recorded return to:

Bret Lunsford
11493 O Avene
Anacortes, WA 98221

GRANT OF EASEMENT

Grantor: Dale Trafton
Grantee: Bret Lunsford and Denise Crowe
Legal Description: ptn Govt Lots 2 & 3, 31-35N-2EWM
Additional Legal Description Below
Assessor's Property Tax Parcel or Account Nos.: P33264; P33261
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 28th day of April, 2025, by and between Dale Trafton, an unmarried 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 convey to Grantees a non-exclusive easement for ingress and egress over across and through the real property described as follows:

The East 20 feet of the following described property:

That portion of Government Lot 2, Section 31, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of the said Govt. Lot 2;
thence North along the West line of the said Govt. Lot 2 a distance of 160 feet;
thence East at right angles a distance of 660 feet;
thence South parallel with the West line of the said Govt. Lot 2, a distance of 160 feet to the South line of the said Govt. Lot 2;
thence West a distance of 660 feet to the place of beginning.

Skagit County Parcel Number: (P33264)

The easement herein granted 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:

Dale Trafton

DALE TRAFTON

STATE OF WASHINGTON

SKAGIT COUNTY

On this 28th day of April in the year 2025, before me personally appeared Dale Trafton, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.



Sarah R Jurkovich
Notary public
exp 4-17-2027

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