



202505300118

05/30/2025 04:14 PM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor

AFTER RECORDING RETURN TO:  
BELCHER SWANSON LAW FIRM, PLLC  
KRISTEN A. CAVANAUGH  
900 DUPONT STREET  
BELLINGHAM, WA 98225

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY *Sturrow*  
DATE *5/30/25*

Document: Declaration Access and Utilities Easement  
Grantor/Grantee/Declarant: Trueman Revocable Trust Dated July 7, 2015;  
Trueman Living Trust Dated September 18, 2014

Abbrev. Legal Description: NE ¼ of NE ¼ of S17, T35N, R6E, W.M.  
Parcel#: P41542 (350617-1-001-0001)

**DECLARATION OF ACCESS AND UTILITIES EASEMENT**

THIS DECLARATION OF ACCESS AND UTILITIES EASEMENT (hereinafter the "Declaration") is made by Trueman Revocable Trust Dated July 7, 2015 and Trueman Living Trust Dated September 18, 2014, (herein the "Declarant"), and is effective the date all parties have affixed their signature hereto.

**RECITALS:**

A. Declarant is the owner of certain real property situated in Skagit County, Washington legally described in the attached Exhibit "A" (the "Property").

B. Declarant is in the process of subdividing the property which will result in a three (3) lot Short CaRD.

C. A condition of approval for subdivision is that a vehicular/pedestrian access and utilities easement ("Easement") be provided over what will be Lot 2 for the benefit of what will be Lot 3.

NOW, THEREFORE, in consideration of the matters described above, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant grants, declares, and reserves as follows:

1. Scope of Easement. The Declarant hereby grants, conveys, and reserves a non-exclusive easement for pedestrian and vehicular ingress, egress and utilities over, across, under, and through a portion of the Property legally described in the attached Exhibit "B" and shown on the map attached as Exhibit "C" ("Easement Area").

2. Use. The Easement Area shall be maintained in a neat, clean and orderly condition and used in a manner as to not damage the same.

3. Severability. If one or more of the provisions of this Declaration, or its application, is determined to be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions or any other application shall in no way be affected or impaired.

4. Applicable Law. This Declaration shall be construed, interpreted and enforced pursuant to the laws of the State of Washington, and the parties agree that the Superior Court of

Skagit County shall be the appropriate venue of any suit or proceeding brought with respect to this Declaration.

5. Binding Effect. In all respects, the provisions of this agreement shall be construed and interpreted as covenants which run with and are appurtenant to the land above described, and shall be binding upon and inure to the benefit of the heirs, assigns, successors to, and personal representatives of the parties hereto.

6. No Waiver. Failure to enforce any provision of this document shall not operate as a waiver of any such provision.

7. Amendment. This Declaration may be amended only by written instrument executed by all Parties.


8. Litigation Costs. In any arbitration, lawsuit, or any other proceeding arising out of or relating to this Declaration, the prevailing party or parties shall be entitled to all litigation expenses and costs, including (but not limited to) reasonable attorney's fees, expert witness fees, deposition and other discovery costs, and the arbitrator's fee.

*///Signature Pages Follow///*



**GRANTOR/GRANTEE/DECLARANT:**

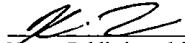
TRUEMAN REVOCABLE TRUST DATED JULY 7, 2015

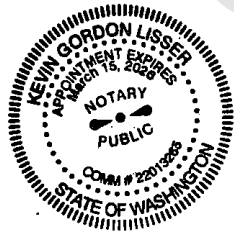
  
\_\_\_\_\_  
William R. Trueman, Trustee

STATE OF WASHINGTON                    )  
  )ss.  
COUNTY OF SKAGIT                    )

On this 30 day of May, 2025, before me personally appeared William R. Trueman to me known to be the Trustee of the Trust that executed the within and foregoing instrument to be the free and voluntary act and deed of said Trust for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

 KEVIN LISSER  
Notary Public in and for the State of Washington,  
residing at Mount Vernon.  
My Commission Expires: 3-15-26



**EXHIBIT "A"**  
**Legal Description of Property**

LOT 2, SHORT PLAT NO. 24-77, APPROVED MAY 4, 1977, AND RECORDED MAY 6, 1977, AS AUDITOR'S FILE NO. 855954 IN VOLUME 2 OF SHORT PLATS, PAGE 55, BEING IN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

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.

**EXHIBIT "B"**  
**Legal Description of Easement Area**

AN EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES, AND THE MAINTENANCE THEREOF, OVER, UNDER AND ACROSS A PORTION OF LOT 2, SHORT PLAT NO. 24-77, APPROVED MAY 4, 1977, AND RECORDED MAY 6, 1977, AS AUDITOR'S FILE NO. 855954 IN VOLUME 2 OF SHORT PLATS, PAGE 55, BEING IN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.;

THENCE SOUTH 87°04'38" EAST, ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 1,309.13 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 17;

THENCE SOUTH 01°35'11" WEST, ALONG THE WEST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 435.91 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF SR 20, AS PER HIGHWAY RIGHT OF WAY MAP LABELED "SR 20, MINKLER LAKE TO ALDER CREEK", SHEET 6 OF 14, DATED FEB. 6, 1957;

THENCE NORTH 81°41'44" EAST ALONG SAID SOUTH MARGIN FOR A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 08°18'16" EAST FOR A DISTANCE OF 30.00 FEET;

THENCE NORTH 81°41'44" EAST FOR A DISTANCE OF 163.77 FEET;

THENCE NORTH 01°35'11" EAST FOR A DISTANCE OF 30.45 FEET, MORE OR LESS, TO SAID SOUTHERLY MARGIN OF SR 20, AT A POINT BEARING NORTH 81°41'44" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 81°41'44" WEST, ALONG SAID SOUTHERLY MARGIN OF SR 20 FOR A DISTANCE OF 169.00 FEET, MORE OR LESS, TO THE TRUE 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 4,992 SQ FT, 0.11 ACRES

