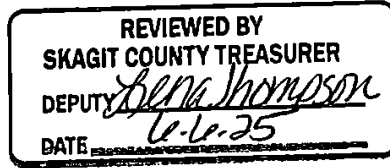




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06/06/2025 02:31 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 98221



GRANT OF EASEMENT

Grantor: HIGH TIDE ASSOCIATED, LLC, Chad Moen, Registered Agent /Governor

Grantee(s): CHAD MOEN, a married man, as his separate property and
JOAN MOEN, a single woman

Grantor's Assessor's Parcel/Tax ID No.: a) P67200/3944-000-099-0005 and
b) P67201/3944-000-099-0104

Grantor's Abbreviated legal description: a) Tract A, Leadbetter's Sinclair Tracts and
b) Portion of Tract A, Leadbetter's Sinclair Tracts

Grantee's Assessor's Parcel/Tax ID No.: a) P46348/360109-0-004-0012
P46380/360109-3-001-0001
P46352/360109-0-004-0210
P46376/360109-0-019-0114 and
b) P46366/360109-0-014-0002 and
c) P46368/360109-0-016-0000

Grantee's Abbreviated legal description:

- a) Section 9, Township 36 North, Range 1 East; Ptn. Gov't Lot 3, NE SW
- b) PTN. GOV. LOT 7, SEC. 9, T36N, R1EWM
- c) 2ND CL TDLNDS ADJ TO E 247.5FT GOVT LOT 6, SEC 9, TWP 36 N, RANGE 1 E, W.M.

1. THE GRANTOR(S), HIGH TIDE ASSOCIATED LLC, is the owner of the following property, herein referred to as the subservient property:

Attached as "A"

2. THE GRANTEE(S), CHAD MOEN, a married man, as his separate property, and JOAN MOEN, a single woman, are the owners of the following properties, hereby referred to as the dominant property:

Attached as "B"

3. The Grantor hereby grant to the Grantees as easement for ingress and egress, including barge access for unloading and loading of barges, heavy equipment, and construction equipment, etc. of the subservient property to serve residential use for residences lawfully situated on the dominate property and to serve subsequent lawful residential or private recreational development or construction on the dominant property. Said easement is described herein as follows:

Over and across the existing right of way.


4. Each Grantee, at their own expense, shall have the right, at their own expense, to maintain the easement hereby granted provided that no improvements to the easement shall touch or interfere with the remaining portion of the subservient property. Upon completion of any maintenance, Grantee shall restore the property to its condition prior to maintenance. Nor shall the grantees conduct any activity on the easement that constitutes a nuisance or that interferes with unreasonably with the grantor's use of the remaining portion of the subservient property. Grantor reserves the right to use the easement for his own proposes provided he dose not damage the improvements made by the grantees or dose not interfere with the grantees' use of the easement.

5. Said easement shall be for the benefit of the property owned by the Grantees as described above and shall be a burden on the property owned by the Grantor. This easement is superior and paramount to the rights of the parties to any subservient estate created herein, and said easement shall be binding upon the heirs, successors, and assigns of the parties thereto.

6. The easement and covenants herein shall run with the land and shall remain binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof. The owners of the properties described herein, their heirs, successors and assigns shall take said property together with the easement for ingress and access described herein and subject to this easement.

SIGNED THIS 4 DAY OF June, 2025.


CHAD MOEN, Grantee

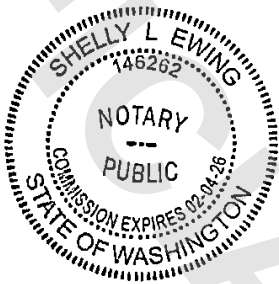

HIGH TIDE ASSOCIATED, LLC,
CHAD MOEN. Registered Agent, Grantor


JOAN MOEN, Grantee

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

On this day personally appeared before me, **Chad Moen, Registered Agent/Governor**, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DATE ABOVE WRITTEN.

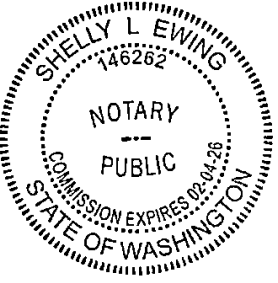


Shelly L. Ewing
Print Name: Shelly L. Ewing
NOTARY PUBLIC in and for the State
of Washington residing at Anacortes
My commission expires: 02-04-26

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

On this day personally appeared before me, **Chad Moen**, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DATE ABOVE WRITTEN.

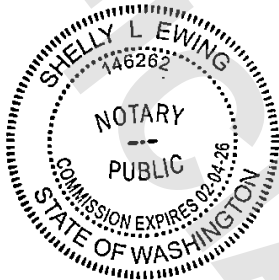


Shelly L. Ewing
Print Name: Shelly L. Ewing
NOTARY PUBLIC in and for the State
of Washington residing at Anacortes
My commission expires: 02-04-26

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

On this day personally appeared before me, **Joan Moen**, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DATE ABOVE WRITTEN.



Shelly L. Ewing
Print Name: Shelly L. Ewing
NOTARY PUBLIC in and for the State
of Washington residing at Anacortes
My commission expires: 02-04-26

UNOFFICIAL DOCUMENT

ATTACHMENT "A"

Assessor's Property Tax Parcel/Account: **P67200/3944-000-099-0005**

TRACT A, ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON

Situate in the County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account: **P67201/3944-000-099-0104**

PORTION OF TRACT A, ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON, DAF BAT SE C OF TR 11 SD PLAT TH S 89-28-30 W ALG S LI SD TR 11 30FT W ALG S LI SD TR 11 30FT TO NE C TR 12 IN SD PLAT TH S 0-08-10 E ALG E LI SD TR 12 TO MEAN LI TH ELY ALG MEAN LI TAP S OF POB TH N TPB TGW 2ND CL TDLNDS INFR & ADJ & ABUT THON

Situate in the County of Skagit, State of Washington.

ATTACHMENT "B" PAGE 2

Assessor's Property Tax Parcel/Account: **P46366/360109-0-014-0002**

That portion of Government lot 7, Section 9, Township 36 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point South 0°08'10" East 228.61 feet from the Northwest corner of said Government Lot 7 (said point being on the center line of Jackson Road No. 56 as conveyed to Skagit County by deed recorded October 15, 1965, under Auditor's File No. 673163, records of Skagit County, Washington);
Thence along a 60° curve to the left, having a central angle of 68°10'50", a radius of 95.6 feet a distance of 113.64 feet to the P.T. of said curve;
Thence South 68°19' East along the center line of said road 183.57 feet;
Thence South 8°36'40" West along said center line 219.18 feet;
Thence South 20°05' West along said center line 268.03 feet, more or less, to the South shore of Sinclair Island;
Thence Northwesterly along said shore line to the West line of said Government Lot 7;
Thence North along said West line to the point of beginning;

EXCEPT that certain county road right of way known as Jackson Road No. 56.

Situate in the County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account: **P46368/360109-0-016-0000**

TIDELANDS OF THE SECOND CLASS ADJACENT TO THE EAST
247.5 FEET OF GOVERNMENT LOT 6, SECTION 9, TOWNSHIP
36 NORTH, RANGE 1 EAST, W.M., RECORDS OF SKAGIT
COUNTY, WASHINGTON.

Situate in the County of Skagit, State of Washington