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06/09/2025 12:43 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY *Berni Hanson*
DATE *6-9-25*

Amended Grant of View and Access Easement

Grantors: Gary D. Ramey and Virginia E. Ramey

Grantees: Strand Wedul and Patricia Wedul, as Successors of Everett T. Mullen and Loretta V. Mullen.

Legal Description of Grantors property:

Tract A of Skagit County short plat no. 27-89 as approved July 13, 1989 and recorded July 18, 1989, in Volume 8 of Short Plats, Pages 146 and 147, under Auditors File No. 89071800002, Records of Skagit County, Washington, being a portion of government Lot 4, Section 27, Township 36 North, Range 2 East of the Willamette Meridian.

Commonly known as 9049 Samish Island Road, Bow, WA 98232, Parcel 47221.

Legal Description of the Grantees property:

Tract B of Skagit County Short Plat No. 27-89 as approved July 13, 1989 and recorded July 13, 1989, in Volume 8 of Short Plats, Pages 146 and 147, under Auditors File No. 89071000002, Records of Skagit County, Washington, being a portion of government Lot 4, Section 27, Township 36 North, Range 2 East of the Willamette Meridian.

Commonly known as 9062 Marshall Road, Bow, WA 98232, Parcel 47223.

View Easement:

The Grantors named above hereby convey unto the Grantees named above, an easement for view purposes. Grantors agree to limit the height of any building on the Grantors property to a height of 25 feet above the built-in garage slab as existing on 6-9-2020, being substantially the same as or below the foundation slab of the previous house structure.

Grantors further agree to permit Grantees to prune any vegetation on the property of the grantors to a like height (25 feet above the level of the attached garage slab as it currently exists as of June 9, 2020). Reasonable access for the purpose of such pruning shall not be

denied. Any such pruning shall be undertaken at the sole expense and risk of the Grantees, and shall not otherwise harm structures, landscaping or other property of the Grantors. Prompt removal of debris created by pruning on the part of the Grantee shall be the responsibility of the Grantee.

Access Easement:

Grantors hereby convey to the grantees an easement for access to the ordinary high water line of the beach. Said access shall run along the East 10 feet of the Grantors property, from Samish Island Road Southward to the high water line, or along such other path as may subsequently be mutually agreed upon by the Grantors and Grantees. Such modification of this easement shall be in writing. It is expressly not the responsibility of the Grantor to construct any stairway or path for the use of the Grantee.

Indemnification and other provisions:

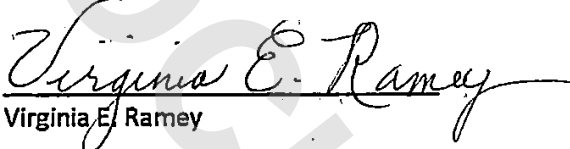
By exercising the rights granted by the Grant of View and Access Easement, the Grantees further agree to hold harmless and indemnify the Grantors from any harm or liability which may arise from the exercise thereof. This Grant, with all conditions contained therein, shall apply to the Grantors, Grantees, and their heirs, successors and assigns.

This easement is specifically and solely for the owners or occupants of the property of the Grantees, as described above. It may not be extended or assigned to any other property. The access is intended for the purpose of non-mechanized pedestrian access only.

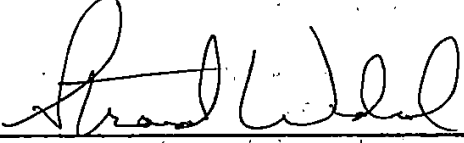
Dated this 2nd day of July, 2020.


Signatures confirming this amended Grant of Easement. In signing, we declare under penalty of perjury under the laws of the State of Washing that the undersigned are the Grantors represented in this document.


Gary D. Ramey


Virginia E. Ramey

Signatures confirming acceptance of this amended easement. In signing, we declare under penalty of perjury under the laws of the State of Washing that the undersigned are the Grantees represented in this document.

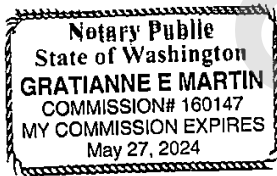

Strand Wedul
6-24-20


Patricia Wedul
6-24-20

STATE OF WASHINGTON.)
COUNTY OF SKAGIT.)ss

I CERTIFY that I know or have satisfactory evidence that GARY D. RAMEY and VIRGINIA E. RAMEY signed this instrument and acknowledge it to be their free and voluntary act for. The uses and purposes mentioned in the instrument.

DATED: July 2nd, 2020.



Gratianne E. Martin
Notary Public in and for the State of Washington,

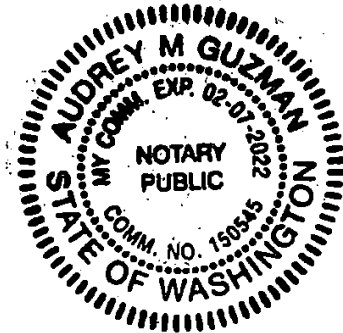
Residing at: McVernon, WA 98274

My appointment expires: May 27th 2024

STATE OF WASHINGTON.)
COUNTY OF SKAGIT.)ss

I CERTIFY that I know or have satisfactory evidence that STRAND WEDUL and PATRICIA WEDUL signed this instrument and acknowledge it to be their free and voluntary act for. The uses and purposes mentioned in the instrument.

DATED: June 24, 2020.



Audrey M. Guzman
Notary Public in and for the State of Washington,

Residing at: Skagit County

My appointment expires: 02/07/2022