

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:

Monica A. Ellis  
20407 James St.  
Mount Vernon, WA 98273

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 06/20/2025

### EASEMENT FOR INGRESS AND EGRESS

**GRANTOR:**

**CURTIS D. CHRISTOFFERSEN**, as Trustee of the  
**CHRISTOFFERSEN LIVING TRUST u/t/d 02/28/2010**

**GRANTEE:**

**MONICA A. ELLIS**, a widow

**Legal Description:**

Abbreviated Form: Lots 19 and 20, "LINDA VISTA ADDITION, SKAGIT COUNTY, WASH  
Ptn SW 1/4 Section 33, Township 34 N, Range 04 E.W.M.

Additional on: Exhibits A-C

**Assessor's Tax Parcel Nos:**

3945-000-019-0001 / P67221  
3948-000-020-0008 / P67222

THIS AGREEMENT is made and entered into this 18 day of June, 2025, by **CURTIS D. CHRISTOFFERSEN**, as Trustee of the **CHRISTOFFERSEN LIVING TRUST u/t/d 02/28/2010** (as "Grantor"), and **MONICA A. ELLIS**, a widow (as "Grantee").

#### I. DESCRIPTION OF PROPERTY

WHEREAS, GRANTOR **CURTIS D. CHRISTOFFERSEN**, as Trustee of the **CHRISTOFFERSEN LIVING TRUST u/t/d 02/28/2010**, is the owner of the following described real property located in Skagit County, Washington (the "Burdened Parcel"):

See attached Exhibit "A".

Situate in the County of Skagit, State of Washington.

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

AND WHEREAS, GRANTEE is the owner of the following described real property located in Skagit County, Washington (the "Benefitted Parcel"):

See attached Exhibit "B".

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.

## II. GRANT OF EASEMENT

NOW THEREFORE, THE UNDERSIGNED GRANTOR, in consideration of the mutual covenants contained herein and mutual easements granted between the Grantor and Grantee, the receipt and sufficiency of which consideration is hereby acknowledged, conveys and quit claims to **MONICA A. ELLIS**, a widow, including any after acquired title, the following described easement for ingress and egress.

## III. DESCRIPTION OF EASEMENT FOR INGRESS AND EGRESS

### 1. Description of Easement

A perpetual, non-exclusive easement over and across the easement area defined below for ingress and egress

### 2. Easement Area

See attached Exhibit "C".

Situate in Skagit County, Washington.

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

## IV. GENERAL PROVISIONS

Grantee hereby agrees to indemnify and hold harmless Grantor, its successors and assigns, from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without

limitation any and all sums paid for settlement, claims, attorneys' fees, consulting and expert fees) which in any way relate to or arise out of the use of the Easement Area by Grantee.

The benefits, burdens, and covenants of the Easement granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantor's property, the Grantee's property, the Grantor and the Grantee, and their respective heirs, successors and assigns, and all persons possessing any of said property by, through, or under the parties hereto, or their respective heirs, successors or assigns.

This Easement shall be construed and governed by the laws of the State of Washington.

The invalidity or unenforceability of any provision hereof shall not affect or impair any other provisions hereof.

This Easement may not be modified or amended except by written agreement signed and acknowledged by all parties.

If by reason of any breach or default on the part of either party hereto it becomes necessary for the other party hereto to employ an attorney, then the non-breaching party shall have and recover against the other party in addition to costs allowed by law, reasonable attorneys' fees and litigation-related expenses. The non-breaching party shall be entitled to recover reasonable attorneys' fees and costs and expenses, as provided above, regardless of whether litigation is actually commenced, including fees and costs and expenses relating to bankruptcy, appeal or post judgment matters.

The parties hereto do hereby consent to jurisdiction and venue of the Superior Court of Skagit County, State of Washington.

Each party hereto has had the opportunity to have this document reviewed by counsel of their choice. No interpretation of this document shall be made based upon which party drafted the document.

THE PARTIES HEREBY ACKNOWLEDGE THAT THEY HAVE READ THIS DOCUMENT, UNDERSTAND ITS CONTENTS AND AGREE TO BE BOUND BY THE TERMS HEREOF.

**GRANTOR:**

**CHRISTOFFERSEN LIVING TRUST**

u/d 02/28/2010

Curtis D. Christoffersen

By: Curtis D. Christoffersen, Trustee

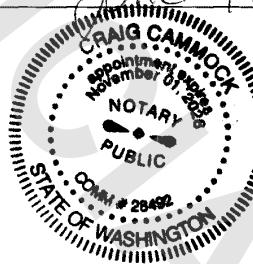
**GRANTEE:**

Monica A. Ellis  
MONICA A. ELLIS

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **CURTIS D. CHRISTOFFERSEN** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of **CHRISTOFFERSEN LIVING TRUST u/t/d 02/28/2010**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: June 18, 2025.



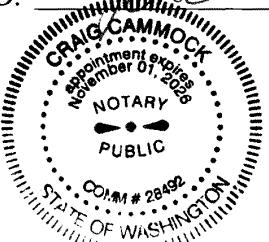
(Signature of Notary)  
**CRAIG CAMMOCK**

(Legibly Print or Type Name of Notary)  
My appointment expires: 11-1-2026

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **MONICA A. ELLIS** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: June 18, 2025.



(Signature of Notary)  
**CRAIG CAMMOCK**

(Legibly Print or Type Name of Notary)  
My appointment expires: 11-1-2026

**Exhibit "A"**  
**Legal Description of Burdened Parcel**

Lot 20, "LINDA VISTA ADDITION, SKAGIT COUNTY, WASH", according to the plat recorded in Volume 7 of Plats, page 74, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**Exhibit "B"**  
**Legal Description of Benefitted Parcel**

Lot 19, "LINDA VISTA ADDITION, SKAGIT COUNTY, WASH", according to the plat recorded in Volume 7 of Plats, page 74, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Exhibit "B"

**Exhibit "C"**  
**Legal Description of Easement Area**

Exhibit "C"

Exhibit "A"

**Ingress and Egress Easement**

A non-exclusive easement for ingress and egress and the maintenance thereof, over, under and across a portion of Lot 20 "Linda Vista Addition" according to the plat thereof, recorded in Volume 7 of plats, page 74, records of Skagit County, WA, being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 20;  
thence North 00°03'24" West along the West line of Lot 20 for a distance of 48.46 feet to  
the TRUE POINT OF BEGINNING;  
thence South 71°47'47" East for a distance of 3.35 feet to a point of curvature;  
thence along the arc of said curve to the right, concave to the Southwest, having a radius  
of 30.00 feet, through a central angle of 71°44'23", and an arc distance of 37.56 feet;  
thence South 00°03'24" East parallel with the West line of Lot 20 for a distance of 18.95  
feet, more or less, to the South line of Lot 20, also being the North Right of Way margin  
of James Street;  
thence North 90°00'00" East along the South line of Lot 20 for a distance of 13.25 feet;  
thence North 00°03'24" West parallel with the West line of Lot 20 for a distance of 19.72  
feet to a point of curvature;  
thence along the arc of said curve to the left, concave to the Southwest, having a radius of  
43.00 feet, through a central angle of 71°44'23", and an arc distance of 53.84 feet;  
thence North 71°47'47" West for a distance of 7.91 feet, more or less, to the West line of  
Lot 20 and at a point bearing North 00°03'24" West from the TRUE POINT OF  
BEGINNING;  
thence South 00°03'24" East along the East line for a distance of 14.54 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 956 sq ft

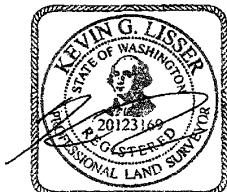
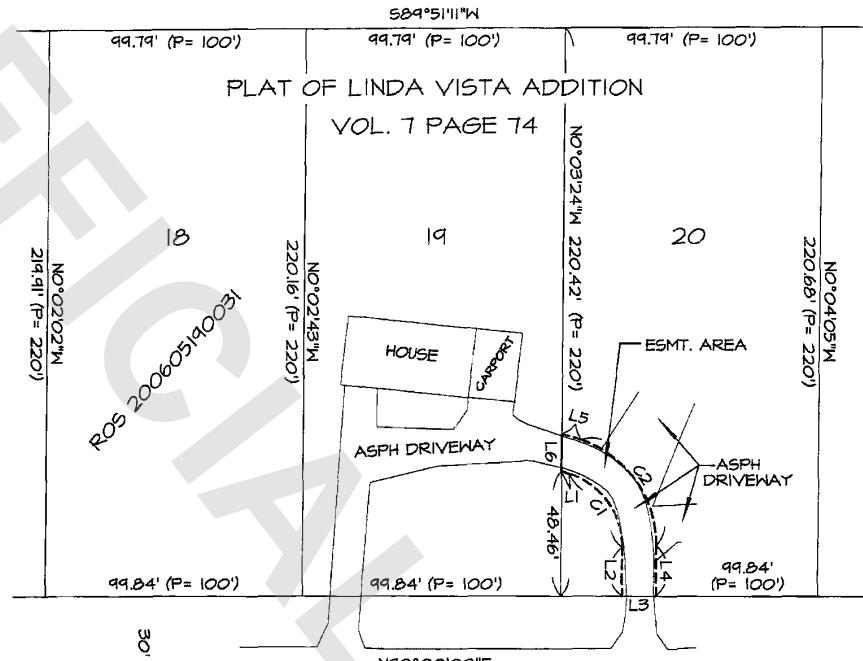


3-31-25

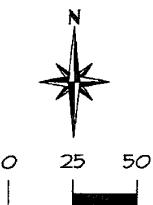
**Exhibit D**  
**Map of Easement Area**

Exhibit "D"

EXHIBIT "B"



3-31-25



SCALE: 1" = 50'  
MERIDIAN: ASSUMED

EASEMENT EXHIBIT MAP IN A PORTION OF  
SECTION 35, T. 34 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: MONICA ELLIS

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

DATE: 3/31/25  
DWG: 24-130 ESMT

LINE TABLE

NUM	BEARING	DISTANCE
L1	57°47'47"E	3.35'
L2	50°03'24"E	18.95'
L3	N90°00'00"E	13.25'
L4	N0°03'24"W	19.72'
L5	N71°47'47"W	7.91'
L6	50°03'24"E	14.54'

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	71°44'23"	37.56'	30.00'
C2	71°44'23"	53.84'	43.00'