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08/04/2025 02:02 PM Pages: 1 of 9 Fees: \$311.50
Skagit County Auditor

Return Address

Stiles & Lehr Inc., P.S.
925 Metcalf St. / P.O. Box 228
Sedro-Woolley, WA 98284
Attention: Brock D. Stiles

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Cain Cress
DATE 8/4/2025

Document Title(s) (or transactions contained therein):

1. Declaration of Access and Utility Easement
- 2.
- 3.

Reference Number(s) of Documents assigned or released: 200703080151 &
202501130024
(on page ___ of documents(s))

Grantor(s) (Last name first, then first name and initials):

1. ANTHONY GWIN, a single person
- 2.
- 3.

Grantee(s) (Last name first, then first name and initials):

1. AMY D. MCGRANER AND KAREN L. REEVES, a married couple
- 2.
- 3.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

PTN Lot 4, Skagit County Short Plat No. 96-097; PTN S $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, 1-35N-3
E, W.M.;

☐ Full legals are on pages 2 and 3 of document.

Assessor's Property Tax Parcel/Account Number(s)

P125934 / 350301-4-010-0600; P125932 / 350301-4-010-0400

DECLARATION OF ACCESS AND UTILITY EASEMENT

This Access Easement Declaration (this "Declaration") is made as of July 29, 2025 by and between ANTHONY GWIN, a single person, (hereinafter "Declarant GWIN"), and AMY D. MCGRANER and KAREN L. REEVES, a married couple, (hereinafter "Declarants MCGRANER-REEVES") (collectively referred to as the "Declarants").

RECITALS

WHEREAS, Declarant GWIN owns a certain parcel of real property located in Skagit County, Washington, commonly known as 6883 Hobson Road, Bow, Washington 98232 (hereinafter the "Gwin Parcel"), more separately and legally described as follows:

P125934 / 350301-4-010-0600

LOT 4 OF SKAGIT COUNTY SHORT PLAT 96-097 RECORDED UNDER AUDITOR'S FILE NO. 200703080151, BEING A PORTION LOCATED IN THE SE1/4 OF THE SE1/4, SECTION 1, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

WHEREAS, Declarants MCGRANER-REEVES own a certain parcel of real property located in Skagit County, Washington, commonly known as 6877 Hobson Road, Bow, Washington 98232 (hereinafter the "McGraner-Reeves Parcel") more separately and legally described as follows:

P125932 / 350301-4-010-0400

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 96-097, RECORDED MARCH 8, 2007, UNDER AUDITOR'S FILE NO. 200703080151, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 96-097, RECORDED MARCH 8, 2007, UNDER AUDITOR'S FILE NO. 200703080151,

RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

WHEREAS, Declarants desire to declare and establish an access easement to burden the Gwin Parcel and benefit the McGraner-Reeves Parcel for ingress, egress, access, and utilities to the McGraner-Reeves Parcel from Hobson Road.

WHEREAS, for purposes of illustration and clarification, there is an existing access easement that was previously granted by prior owners of Lot 4, the Gwin Parcel, to the owners of Lot 2, the McGraner-Reeves Parcel, which ran across the Gwin Parcel to another existing access easement across a portion of Lot 1 for the benefit of the McGraner-Reeves Parcel, as granted under Skagit County Short Plat No. 96-097 and recorded under Skagit County Auditor's File No. 200703080151 and further depicted in the survey recorded under Skagit County Auditor's File No. 202501130024. Declarant GWIN and Declarants McGraner-Reeves no longer intend to use the access easement across the Gwin Parcel for the purposes of ingress and egress and therefore seek to impose restrictions against road construction across said easement.

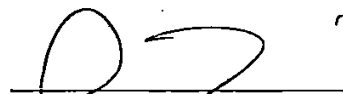
DECLARATION OF EASEMENT

1. **Easement.** Declarant GWIN, as owner of the Gwin Parcel, do hereby declare and establish of record and grant and convey to Declarants MCGRANER-REEVES, as owners of the McGraner-Reeves Parcel, its heirs, successors in interest and assigns, a non-exclusive, perpetual access easement for ingress and egress, for the installation and maintenance of utilities, for emergency vehicles and services, and turnaround purposes over, across and through that portion of the Gwin Parcel, legally described on the attached **Exhibit "A"** and graphically depicted on the attached **Exhibit "B"** (the "Easement Area"). Exhibits "A" and "B" are attached hereto and incorporated herein by this reference as if set forth in full.
2. **Reservations.** The Gwin Parcel reserves the right to use the Easement Area for any purpose not inconsistent with the access right herein granted, provided; that the Gwin Parcel, its heirs, successors in interest and assigns shall not construct or maintain any building or other structure, or permit any obstruction within the Easement Area which would interfere with the exercise of the right of access granted herein, including ingress and egress to and from the Easement Area.
3. **Prohibited Uses.** Declarant GWIN, as owner of the Gwin Parcel, and Declarants MCGRANER-REEVES, as the benefitting owners of the McGraner-Reeves Parcel, do hereby mutually agree, declare and establish of record the restriction against construction

or development of any roads, trails or paths using gravel, paved or other impervious driveway surfaces over the existing north to south portion of the existing ingress, egress and utilities easement across the Gwin Parcel as depicted in Skagit County Short Plat No. 96-097, recorded under Auditor's File No. 200703080151, and further depicted in the survey recorded under Auditor's File No. 202501130024, and legally described on the attached Exhibit "C" and graphically depicted on the attached Exhibit "D". Exhibit "C" and "D" are attached hereto and incorporated herein by this reference as if set forth in full.

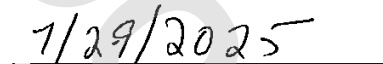
4. **Successors and Assigns.** This Declaration of Easement and the easement created herein shall run with the land and shall be binding upon the Gwin Parcel, its heirs, successors, transferees and assigns, and shall inure to the benefit of the McGraner-Reeves Parcel subject hereto and all future lot owners, their heirs, successors in interest, transferees and assigns.
5. **Entire Agreement; Construction.** This Declaration sets forth the entire and complete declaration with respect to the subject matter hereof. Any prior agreements, commitments, or representations, express or implied, between the Parties are superseded by this Declaration of Easement. This may be altered, amended, or repealed only by a written instrument executed by all Parties, their heirs, successors, transferees or assigns.
6. **Invalidity.** The invalidity of any portion of this Declaration will not and shall not be deemed to affect the validity of any other provision. If any provision of this Declaration is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect.

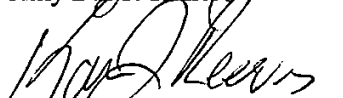
IN WITNESS WHEREOF, Declarants have executed this Declaration on the day and year written below.


Anthony Gwin


Date


Amy D. McGraner


Date


Karen L. Reeves

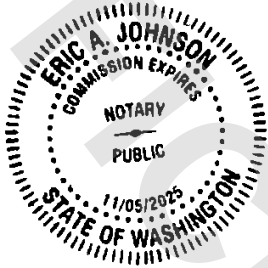

Date

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that **Anthony Gwin** is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged that he signed this instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.



Eric A. Johnson
 NOTARY PUBLIC in and for the
 State of Washington

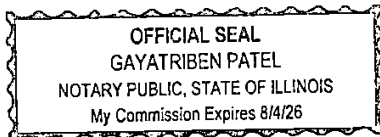
residing at: Sedro-Woolley
 Commission expires: 11/05/2025

STATE OF ILLINOIS)

) ss.

COUNTY OF DUPAGE)

I hereby certify that I know or have satisfactory evidence that **Amy D. McGraner and Karen L. Reeves** are the people who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged that they signed this instrument as their free and voluntary act for the uses and purposes mentioned in the instrument.



Gayatriben Patel
 NOTARY PUBLIC in and for the
 State of Illinois

residing at: Glen Ellyn, IL 60137
 Commission expires: 8/4/26

ACCESS AND UTILITY EASEMENT

EXHIBIT "A"**20' Ingress Egress and Utility Easement to Lot 2**

That portion of Lot 4, Skagit County Short Plat No. 96-097, recorded under Auditor's File No. 200703080151, records of Skagit County, Washington, being a portion of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southwest corner of said Lot 4;

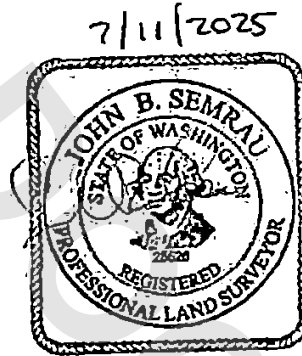
Thence South $87^{\circ}59'18''$ East along the South line of Lot 4 a distance of 289.95 feet to the corner of an easement for Ingress, Egress, and Utilities for Lot 2 of said Short Plat, and a point of curvature;

Thence along the arc of a curve to the Left having a radius of 50.00 feet through a central angle of $53^{\circ}07'48''$, and an arc length of 46.36 feet to a point that is 20.00 feet perpendicular to the South line of Lot 4;

Thence North $87^{\circ}59'18''$ West parallel with the South line of Lot 4 a distance of 330.26 feet to the West line of Lot 4;

Thence South $1^{\circ}07'03''$ West along said West line a distance of 20.00 feet to the **POINT OF BEGINNING**.

Situate in the County of Skagit, State of Washington.



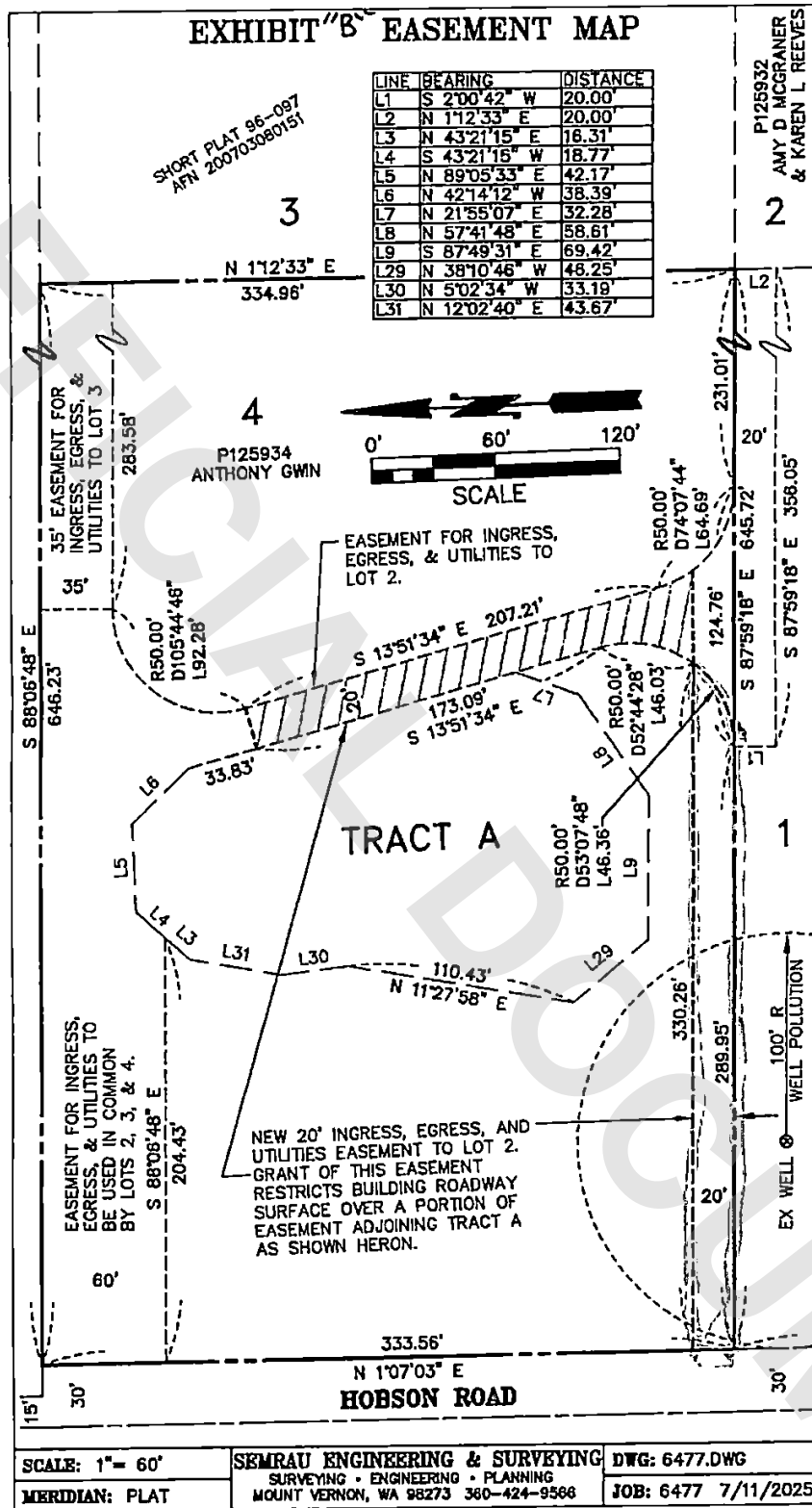


EXHIBIT "C"**Restriction To Build Roadway Surface**

That portion of Lot 4, Skagit County Short Plat No. 96-097, recorded under Auditor's File No. 200703080151, records of Skagit County, Washington, being a portion of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 35 North, Range 3 East, W.M., described as follows:

COMMENCING at the Southwest corner of said Lot 4;

Thence South $87^{\circ}59'18''$ East along the South line of Lot 4 a distance of 289.95 feet to the corner of an easement for Ingress, egress, and utilities for Lot 2 of said Short Plat, to a point of curvature, and the **POINT OF BEGINNING**;

Thence along the arc of a curve to the Left having a radius of 50.00 feet, through a central angle of $105^{\circ}52'16''$, and an arc length of 92.39 feet to a point of tangency;

Thence North $13^{\circ}51'34''$ West along the West line of said easement a distance of 173.09 feet;

Thence North $76^{\circ}08'26''$ East a distance of 20.00 feet to the East line of said easement;

Thence South $13^{\circ}51'34''$ East along the East line of said easement a distance of 207.21 feet to a point of curvature;

Thence along the arc of a curve to the left having a radius of 50.00 feet, through a central angle of $74^{\circ}07'44''$, and an arc length of 64.69 feet to a point of tangency at the South line of Lot 4;

Thence North $87^{\circ}59'18''$ West along said South line a distance of 127.76 feet to the **POINT OF BEGINNING**;

EXCEPT the south 20 feet thereof.

Situate in the County of Skagit, State of Washington.



