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Skagit County Auditor

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

DENISE VON PRESSENTIN,
individually, and as Administrator for
MARTIN PRESSENTIN ET AL, LEA
VON PRESSENTIN, an unmarried
woman, and MARCE VON
PRESSENTIN LOOP, a married
woman,

Plaintiffs,

v.

ANDREW JACOB PARSONS and
STEPHANIE MARIE PARSONS, a
married couple,

Defendants.

No.

DECLARATION OF
HOWARD O. STAFFORD

I, HOWARD O. STAFFORD, declare under penalty of perjury under the laws of the
State of Washington that the following is true and correct:

1. I am over the age of eighteen and competent to testify to the matters set forth herein.
2. I was the prior owner of the real property commonly known as 52748 Main Street,
Rockport, Washington 98283, Skagit County Parcel No. P75157.

1 3. I sold the above-referenced property to Andrew Jacob Parsons and Stephanie Marie
2 Parsons on March 11, 2021.

3 4. While I owned the property, I accessed it primarily through my own personal
4 driveway, which opened directly onto Main Street. This was the usual and typical
5 means of access used by myself and my household.

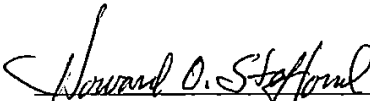
6 5. In addition to my personal driveway, I also had occasional access to and use of a
7 separate gravel driveway that crosses the adjacent property, 52779 Railroad Avenue,
8 Rockport, Washington 98283, Skagit County Parcel No. P75158, which is owned by
9 the Pressentin family, also known as the former Mercantile Building, referred to in
10 County records as the Post Office Building.
11

12 6. My ingress/egress use of the Pressentin's gravel driveway was conducted with the
13 verbal permission and consent of the Pressentin family. It was understood to be a
14 license to use the driveway, granted personally to me and not conveyed by any written
15 agreement.
16

17 7. To my knowledge, there is no recorded or valid easement granted to the 52748 Main
18 Street property providing legal access for ingress or egress on, over, or across the
19 52779 Railroad Avenue's gravel driveway.

20 8. I make this declaration based on my personal knowledge.
21

22 Executed this 21 day of August, 2025, at Concrete, Washington.
23

24 
25 **HOWARD O. STAFFORD**
26

Declaration of Howard O. Stafford - 2

1 STATE OF WASHINGTON)
) ss.
2 COUNTY OF SKAGIT)

3
4 On this day before me personally appeared HOWARD O. STAFFORD, to me known to be the
5 individual described in and who executed the within and foregoing instrument and acknowledged that he signed
6 the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

7 Given under my hand and official seal this 21st day of August, 2025.

Susan M. Watts
Notary Public in and for the State
of Washington, residing at
Skagit County
My Appointment Expires 06.17.2029

