



202512030045

12/03/2025 01:59 PM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor

Filed for Record at Request of:  
Gregory E. Thulin  
3130 Howe Pl., Suite 101  
Bellingham, WA 98226

**Grantor:** Harrison Taylor Blackburn LLC  
**Grantee:** Mason Sudesh  
**Abbreviated legal:** 1. Lots 4-14, Blk 6, Fisher's Replat  
2. Lot 3, Blk 6, Fisher's Replat  
**Tax Parcel Number:** 1. P52842  
2. P135817

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY [Signature]  
DATE 12/03/2025

**DECLARATION OF SIDEWALK EASEMENT**

THIS GRANT OF SIDEWALK EASEMENT is effective this 20<sup>th</sup> day of December, 2025, and is by and between Harrison Taylor Blackburn LLC, a Washington limited liability company, hereinafter referred to as "Harrison", and Mason Sudesh, an individual, hereinafter referred to as "Sudesh".

RECITALS

A. Harrison is the owner of a certain parcel of real property located at 420 West Taylor Street, Mount Vernon, Skagit County, Washington, legally described as follows:

Lots 4 to 14, Block 6, Fisher's Replat of Blocks 5 and 6 and part of Tract H, McLean's Third Street Addition to Mount Vernon, according to the Plat thereof recorded in Volume 5 of Plats, Page 34, records of Skagit County, Washington; Except that portion conveyed to the City of Mount Vernon for street purposes under deed dated August 10, 1973, recorded September 5, 1973, under Auditor's File No. 790399, records of Skagit County, Washington.

Situate in Skagit County, State of Washington.

Hereinafter referred to as the "Harrison Property".

B. Sudesh is the owner of a certain parcel of real property located at 1913 Cleveland Avenue, Mount Vernon, Skagit County, Washington, legally described as follows:

Lot 3, Block 6, Fisher's Replat of Blocks 5 and 6 and part of Tract H, McLean's Third Street Addition to Mount Vernon, according to the Plat thereof recorded in Volume 5 of Plats, Page 34, records of Skagit County, Washington; Except that

portion conveyed to the City of Mount Vernon for street purposes under deed dated August 10, 1973, recorded September 5, 1973, under Auditor's File No. 790399, records of Skagit County, Washington.

Situate in Skagit County, State of Washington.

Hereinafter referred to as the "Sudesh Property".

C. The Harrison Property is located immediately adjacent to and South of the Sudesh Property.

D. There is currently a sidewalk within the Harrison Property that benefits the Sudesh Property.

Harrison wishes to make provision formalizing an easement which memorializes the sidewalk installed within the Harrison Property for the benefit of the Sudesh Property, subject to the terms and conditions herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree and covenant as follows:

1. **Grant of Easement.** Harrison, as the owner of the Harrison Property, hereby grants and declares a non-exclusive easement over, under and across a portion of the Harrison Property, the description and location of which is described in Paragraph 2 herein, for the purpose of a sidewalk for pedestrian and bicycle use, for the benefit of the Sudesh Property.

2. **Location of Easement.** The easement is along the northerly portion of the Harrison Property and is legally described in Exhibit "A" attached hereto and incorporated herein, and is depicted on Exhibit "B" attached hereto and located herein ("Easement Area").

3. **Purpose.** The easement shall be for the purpose of maintaining a sidewalk for pedestrian and bicycle uses and access necessary for such purposes.

4. **Maintenance.** The owners of the Sudesh Property are responsible for all costs associated with the installation, maintenance, repair and replacement to the sidewalk within the Easement Area, at their own expense.

5. **Non-Interference.** The owners of the Harrison Property shall refrain from prohibiting, restricting, limiting or in any manner interfering with the Easement Area.

6. **Binding Effect.** This Declaration of Easement shall be perpetual and shall be a covenant running with the land for the benefit of the Sudesh Property. The agreement shall be binding on the parties hereto, and the respective successors, assignees, transferees, grantees and heirs.

7. **Integration.** This Easement contains all of the agreements, representations, warranties, and understandings of the parties and all prior dealings of the parties are merged herein. This Easement may not be amended, changed or revised in any respect except in writing and signed by the party to be charged.

8. **Applicable Law.** This Easement shall be deemed to be made and shall be construed and

enforced in accordance with the laws of the State of Washington.

9. **Counterparts.** This Easement may be executed simultaneously in several counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile or electronic (email) transmission of any signed original document, and retransmission by facsimile or email, shall be the same as delivery of an original. At the request of either party, the parties will confirm facsimile or electronic signatures by signing an original document.

10. **Consideration.** There is no monetary consideration to be paid by any party hereto to any other party.

IN WITNESS WHEREOF, Barrington caused this agreement to be executed on the day, month, and year first above written.

**GRANTOR:**  
**HARRISON TAYLOR BLACKBURN, LLC:**

**GRANTEE:**

Steven Shulman  
Steven Shulman, Managing Member

\_\_\_\_\_  
Mason Sudesh

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKagit )

On this 2nd day of December, 2025, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned, personally appeared Steven Shulman, to me known to be the Managing Member of Harrison Taylor Blackburn, LLC, a company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said company, for the uses and purposes therein mentioned, and on oath, stated that he is authorized to execute the said instrument and that the seal affixed is the company seal of said company.



Witness my hand and official seal hereto affixed the day and year first above written.

Julie Fehr  
Notary Public in and for the State of Washington  
Print name: Julie Fehr  
My commission expires: NOV 27, 2029

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that Mason Sudesh is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this \_\_\_\_ day of December, 2025.

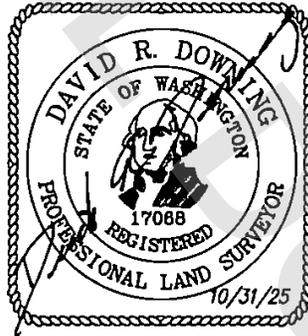
\_\_\_\_\_  
Notary Public in and for the State of Washington  
Print name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF EASEMENT AREA**

### SIDEWALK EASEMENT LEGAL

THE SOUTH 6 FEET OF THE NORTH 11 FEET, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE NORTH LINE OF LOT 4, BLOCK 6, FISHER'S REPLAT OF BLOCKS 5 AND 6 AND PART OF TRACT H, MCLEAN'S THIRD STREET ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES UNDER DEED DATED AUGUST 10, 1973, RECORDED SEPTEMBER 5, 1973 UNDER AUDITOR'S FILE NO. 790399, RECORDS OF SKAGIT COUNTY, WASHINGTON.



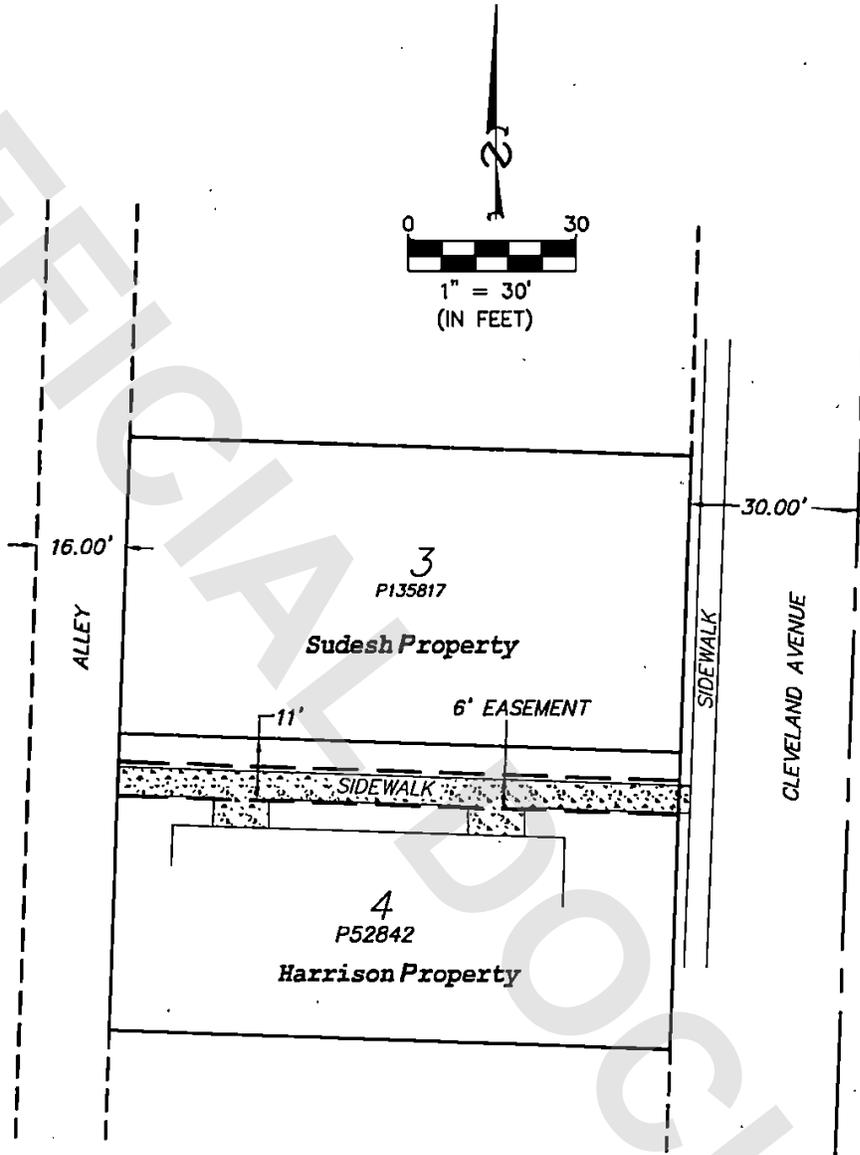
**D. R. DOWNING LAND SURVEYING, INC**  
PROFESSIONAL LAND SURVEYORS  
4229 76th ST. N.E. SUITE 202  
MARYSVILLE, WA., 98270  
(360) 653-5385

DATE: 10/31/25  
SCALE: N.T.S.  
JOB# 24-040  
SH 1 OF 2

**EXHIBIT "B"**

**DIAGRAM OF EASEMENT AREA**

### SIDEWALK EASEMENT MAP



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PROFESSIONAL LAND SURVEYORS  
4229 76th ST. N.E. SUITE 202  
MARYSVILLE, WA., 98270  
(360) 653-5385

DATE: 10/31/25  
SCALE: 1"=30'  
JOB# 24-040  
SH 2 OF 2