



202603240064

03/24/2026 10:27 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY *[Signature]*  
DATE *3/24/2026*

Return address:

North Shore House LLC

Attn: Wesley Parker, owner

429 Avenue D

Snohomish WA 98290

Legal description: Lot 15, block 5 and lot  
15 block 6, Lake Cavanaugh subdivision,  
Division No. 1, according to the plat thereof,  
recorded in volume 5 of plats, pages 37  
to 43, records of Skagit County WA

Document Title: SEWER LINE EASEMENT AND PLACEMENT AGREEMENT on *P66438* for  
benefit of *P66461*

Grantor: North Shore House LLC

Grantee: North Shore House LLC

That said Grantor for valuable consideration, receipt of which is hereby acknowledged, does by these presents grant unto the Grantee a perpetual right of way and easement for a sewer line and drain field with the necessary appurtenances through, over, and across the following described property situated in Skagit County, Washington, more particularly described in Exhibit "A".

The perpetual easement described in Exhibit "A", attached and the sewer line route is shown in Exhibit "A" attached; all of said exhibits are incorporated by reference.

Grantee shall have the right, without any prior institution of any suit or proceeding at law, at such times as may be necessary, giving 24 hours' notice, to enter the property from North Shore Drive, described in Exhibit "A", for the purpose of construction, repairing, altering, or reconstruction sanitary sewers or making any connections therewith, without occurring any legal obligation, or liability therefore, provided that such constructing, repairing,

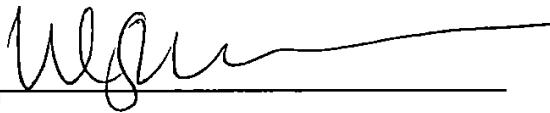
altering, or reconstruction, of such sanitary sewers shall be accomplished in such a manner that the improvements and land contours existing in the right of way shall not be disturbed or destroyed, or in the event that they are disturbed or destroyed, they will be replaced as is reasonably possible, in as good a condition as they were immediately before the property was entered upon by the grantee. Grantee must maintain, keep up all inspections and repair any and all parts of the septic and keep it functioning in a satisfactory condition.

Grantor also conveys to Grantee and to those acting under said Grantee the temporary use of such additional area immediately adjacent to said easement as shall be reasonably required for the construction and maintenance of the utilities and appurtenances in the described easement; such additional area to be returned to the original state by the Grantee or its agents immediately after any such construction or maintenance.

Grantor shall retain the right to use the surface of said easement, so long as said use does not unreasonably interfere with the installation and maintenance of the sewer main and so long as no building or structures are erected on such easement. This easement shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns of both parties hereto.

We have read and fully understand the conditions contained within this notification.

Dated this 23<sup>rd</sup> day of March, 2026

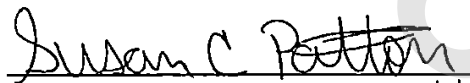
GRANTOR 

Wesley Parker, owner of North Shore House LLC

State of Washington

On this 23<sup>RD</sup> day of March, 2026.

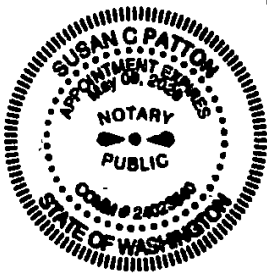
Before me Wesley A Parker a notary public in and for said State and County, personally appeared Wesley Parker signed or attested before me.



Printed name Susan C Patton

Notary Public in and for the State of Washington

My commission expires May 9 2028



**EXHIBIT A: Legal description and placement**

Septic easement on and across Parcel P66438 for the benefit of P66461.

**Legal description:**

That portion of Lot 15, Block 5, Lake Cavanaugh Subdivision, Division No. 1, according to the plat thereof, recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County, Washington, described as follows:

Beginning at the northwest corner of said Lot 15 Block 5;

Thence East along the north line of said lot 98.0 feet;

Thence South 60.0 feet;

Thence West 98.0 feet to the west line of said lot;

Thence North along said west line 20.0 feet;

Thence East 35.0 feet;

Thence North 40.0 feet to the north line of said lot;

Thence West along said north line 35.0 feet to the POINT OF BEGINNING.

**EASEMENT FOR P66461 ON P66438  
PARCEL DETAIL P66438**

SCALE: 1.3" = 10'



**DATE**  
3/23/2026

**SITE ADDRESS**  
35046 NORTH SHORE DRIVE  
MOUNT VERNON 98274

**NAME OF OWNER/APPLICANT**  
NORTH SHORE HOUSE LLC  
WESLEY PARKER, OWNER  
428 AVENUE D, SNOHOMISH WA 98290

**PARCEL TAX ID**  
P66461 AND P66438

- EASEMENT AREA
- PROPERTY LINE
- ELEVATION
- SEPTIC SERVICE
- RETAINING WALL
- DRAINAGE CULVERT
- SEPTIC FIELD

