

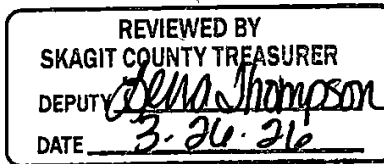


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03/26/2026 02:55 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
Attorney at Law
1204 Cleveland Ave.
Mount Vernon, Washington 98273



GRANT OF EASEMENT FOR INGRESS, EGRESS & UTILITIES

Grantors: Jill S. Reynolds, Trustee of Jill Reynolds Revocable Trust 4/24/23

Grantees: Gary Catlin & Andrea Catlin, h/w

Legal Description: ptn. Lot 17, Block 41, Montborne

Additional Legal Description Attached

Assessor's Property Tax Parcel or Account Nos.: P74669; P74671

Reference Nos of Documents Assigned or Released: N/A

THIS GRANT OF EASEMENT is made this 26 day of March, 2026, by Jill S. Reynolds, Trustee of The Jill Reynolds Revocable Trust Dated April 24th, 2023, Grantor, and Gary Catlin & Andrea Catlin, h/w, Grantees.

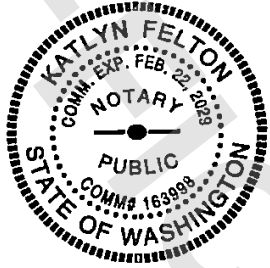
For and in consideration of an agreement between the parties, and for no monetary consideration, Grantor hereby grants and conveys to Grantees a non-exclusive easement for ingress, egress and utilities over, across, under and through the property as described in the attached Exhibit A.

A diagram showing the location of the subject easement is attached hereto as Exhibit B.

THE JILL REYNOLDS REVOCABLE TRUST DATED APRIL 24th, 2023

By: [Signature]
JILL S. REYNOLDS, Trustee

On this 26th day of MARCH 2026, in the year 2026, before me personally appeared Jill S. Reynolds, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that she executed the same as her free and voluntary act and deed for the purposes therein mentioned.



NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
Residing at Mt. Vernon WA
My commission expires: Feb 22, 2029
Printed Name: Katiyn Felton

Exhibit "A"**Ingress, Egress and Utility Easement**

An easement for ingress, egress and utilities over, under and across a portion of Lot 17, Block 41, Plat of Town of Montborne, as recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington for the benefit of Lots 15 and 16 of said Plat of Montborne, being in a portion of Government Lot 4, Section 6, Township 33 North, Range 5 East, W.M. said easement being more particularly described as follows:

BEGINNING at the Eastern most corner of Lot 17, also being the Northern most corner of Lot 16, of said Plat of Montborne;
thence South 47°25'45" West, along the common line of said Lots 16 and 17, for a distance of 53.00 feet;
thence North 21°41'08" East for a distance of 54.52 feet, more or less, to the Northeastern line of said Lot 17, also being the Southwesterly margin of North Westview Road, at a point bearing North 51°54'09" West, a distance of 24.00 feet from the POINT OF BEGINNING;
thence South 51°54'09" East, along the Northeasterly line of said Lot 17, also being along said margin, for a distance of 24.00 feet, more or less, to the 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 628 sq ft



3-5-26

ONLY PORTIONS OF THE OWNERSHIP
ARE SHOWN HEREON, FOR ADDITIONAL
INFORMATION, SEE REFERENCED SURVEYS

