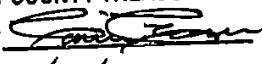


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04/06/2026 08:53 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY 
DATE 4/6/2026

GRANT OF ACCESS EASEMENT

Grantor: TERRELL R CULBERTSON, individually

Grantee: GARY R. CULBERTSON, individually

Grantor's Abbreviated legal description: PTN TRACT B, WOOD'S TO ANACORTES SEC 21, TWN 35, R 1

Grantor's Assessor's Parcel/Tax ID No. P60629/3839-003-G01-0004

Grantee's Abbreviated legal description: WOOD'S TO ANA TR B BLK 3 TAX 2 PTN OF TR B SEC 21, TWN 35, R01

Grantee's Assessor's Parcel/Tax ID No. P60633/3839-003-999-0107

1. THE GRANTOR, TERRELL R. CULBERTSON, individually, is the owner of the following property, herein referred to as the subservient property:

Attached as "A"

2. THE GRANTEE, GARY R. CULBERTSON, individually, is the owner of the following property, hereby referred to as the dominant property:

Attached as "B"

3. The Grantor hereby grants to the Grantee as easement for ingress, egress and residential utilities, to include, but not limited to the City of Anacortes for water, sewer and internet, Puget Sound Energy, Cascade Natural Gas, and cable provider, over the subservient property to serve residential use for residences lawfully situated on the dominate property and to serve subsequent lawful residential or private recreational development or construction on the dominant property. Said easement is non-exclusive and described herein as follows:

Attached as "C"

4. The Grantor or his assignee retains sole discretion making authority for all repairs and maintenance. The easement shall not allow trees, curbing or sidewalks. No improvements to the easement shall interfere with the remaining portion of the subservient property. Nor shall the grantee conduct any activity on the easement that constitutes a nuisance or that interferes with unreasonably with the grantor's use of the remaining portion of the subservient property. Grantor reserves the right

to use the easement for his own proposes provided he does not damage the improvements made by the grantee or do not interfere with the grantees' use of the easement.

5. The Grantor retains the right to grant like easements to future users, including future subdivision of the benefitted property. All users of easements over this general area shall share equally in the costs of general maintenance, repairs or improvements. Said costs being due 90 days from billing by the Grantor.

6. The Grantee may also make modifications to the easement at his sole expense. This requires the written permission of the Grantor and Grantees of other easements involving the portion of property to be affected.

7. The Grantee is not to unreasonably withhold permission to other Grantees seeking to modify the easement area, as in paragraph 6.

8. Said easement shall be for the benefit of the property owned by the Grantee as described above and shall be a burden on the property owned by the Grantor. This easement is superior and paramount to the rights of the parties to any subservient estate created herein, and said easement shall be binding upon the heirs, successors, and assigns of the parties thereto.

Terrell R. Culbertson

TERRELL R. CULBERTSON, Grantor

Date: April 3, 2026

Gary R. Culbertson

GARY R. CULBERTSON, Grantee,

accepts this easement by signature

Date: April 3, 2026

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

On this 3rd day April, 2026, personally appeared before me **Terrell R. Culbertson**, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DATE ABOVE WRITTEN.



Print Name: Yesenia Guzman NOTARY
PUBLIC in and for the State of Washington residing at
Anacortes. My commission expires: September 4th 2028

STATE OF FLORIDA)
)ss
COUNTY OF ORANGE)

On this 1 day APRIL, 2026, Gary R. Culbertson personally appeared before me, Gary R. Culbertson, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DATE ABOVE WRITTEN.

Print Name: ALFRED EASTBURN NOTARY
PUBLIC in and for the State of FLORIDA residing at
14644 Avenida Imperial My commission
expires: Nov 26, 2026



ALFRED EASTBURN
Commission # HH319510
Expires November 26, 2026

ATTACHMENT "A"

Assessor's Property Tax Parcel/Account: P60629/3839-003-001-0004

THAT PORTION OF TRACT B, WOOD'S ADDITION TO ANACORTES, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT B; THENCE NORTH 89-40-16 EAST FOR A DISTANCE OF 30.01 FEET; THENCE NORTH 89-40-16 EAST FOR A DISTANCE OF 125.38 FEET ALONG THE NORTHERN BOUNDARY OF SAID TRACT B; THENCE SOUTH 0-04-00 WEST FOR A DISTANCE OF 124.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89-40-16 EAST FOR A DISTANCE OF 316.92 FEET; THENCE SOUTH 0-03-55 EAST FOR A DISTANCE OF 237.51 FEET; THENCE SOUTH 89-56-05 WEST FOR A DISTANCE OF 182.85 FEET; THENCE NORTH 00-03-55 WEST FOR A DISTANCE OF 124.50 FEET; THENCE SOUTH 89-56-05 WEST FOR A DISTANCE OF 134.32 FEET; THENCE NORTH 0-04-00 EAST FOR A DISTANCE OF 111.55 FEET TO THE TRUE POINT OF BEGINNING. SURVEY AF#202212090090.

ATTACHMENT "B"

Assessor's Property Tax Parcel/Account: P60633/3839-003-999-0107

THAT PORTION OF TRACT B, WOOD'S ADDITION TO ANACORTES, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT B; THENCE NORTH 89-40-16 EAST A DISTANCE OF 155.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89-40-16 EAST A DISTANCE OF 134.99 FEET; THENCE SOUTH 0-03-55 EAST A DISTANCE OF 105.00 FEET; THENCE NORTH 89-40-16 EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 0-03-55 EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 89-40-16 WEST A DISTANCE OF 155.28 FEET; THENCE NORTH 0-04-00 EAST A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

ATTACHMENT "C"

Access Easement on and across Parcel 60629 for the benefit of P60633

The easement begins in the furthest Southwest corner of that certain property identified as Lot A in the Boundary Line Adjustment Quit Claim deed under Auditor's File No. 202205130047 and described as follows:

That portion of Tract "B", "WOODS ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, described as follows:

COMMENCING at the Northwest corner of said Tract "B";

Thence North 89°40'16" East for a distance of 30.01 feet;

Thence North 89°40'16" East for a distance of 125.38 feet along the Northern boundary of said tract B;

Thence South 00°04'00" West for a distance of 124.99 feet to the POINT OF BEGINNING;

Thence North 89°40'16" East for a distance of 316.92 feet;

Thence South 00°03'55" East for a distance of 237.51 feet;

Thence South 89°56'05" West for a distance of 182.85 feet;

Thence North 00°03'55" West for a distance of 124.50 feet;

Thence South 89°56'05" West for a distance of 134.32 feet;

Thence North 00°04'00" East for a distance of 111.55 feet to the POINT OF BEGINNING.

The easement begins in the furthest Southerly and westerly corner Thence North 89°56'05" East, 9.72 feet to the POINT OF BEGINNING;

Thence North 00°03'55" West, 13.59 feet;

Thence North 89°56'05" East, 7.36 feet;

Thence through a curve to the left with a radius of 50.00 feet, length of 60.53 feet and a central angle of 69°22'02";

Thence North 20°34'03" East, 24.41 feet;

Thence through a curve to the left with a radius of 50.00 feet, length of 15.06 feet and a central angle of 17°15'24";

Thence North 03°18'39" East, 41.06 feet;

Thence through a curve to the left with a radius of 30.00 feet, length of 59.42' feet and central angle of 113°28'39";

Thence South 69°50'00" West, 20.71 feet;

Thence North 20°10'00" West, 20.00 feet;

Thence North 69°50'00" East, 18.52 feet;

Thence through a curve to the left with a radius of 10.00 feet, length 19.47 feet and central angle of 111°33'08";

Thence North 41°43'08" West, 64.43 feet;

Thence North 89°40'16" East, 70.00 feet;

Thence South 20°34'34" East, 99.49 feet;

Thence through a curve to the left with a radius of 50.00 feet, length 20.85 feet and central angle of 23°53'12";

Thence South 03°18'39" West, 41.06 feet;

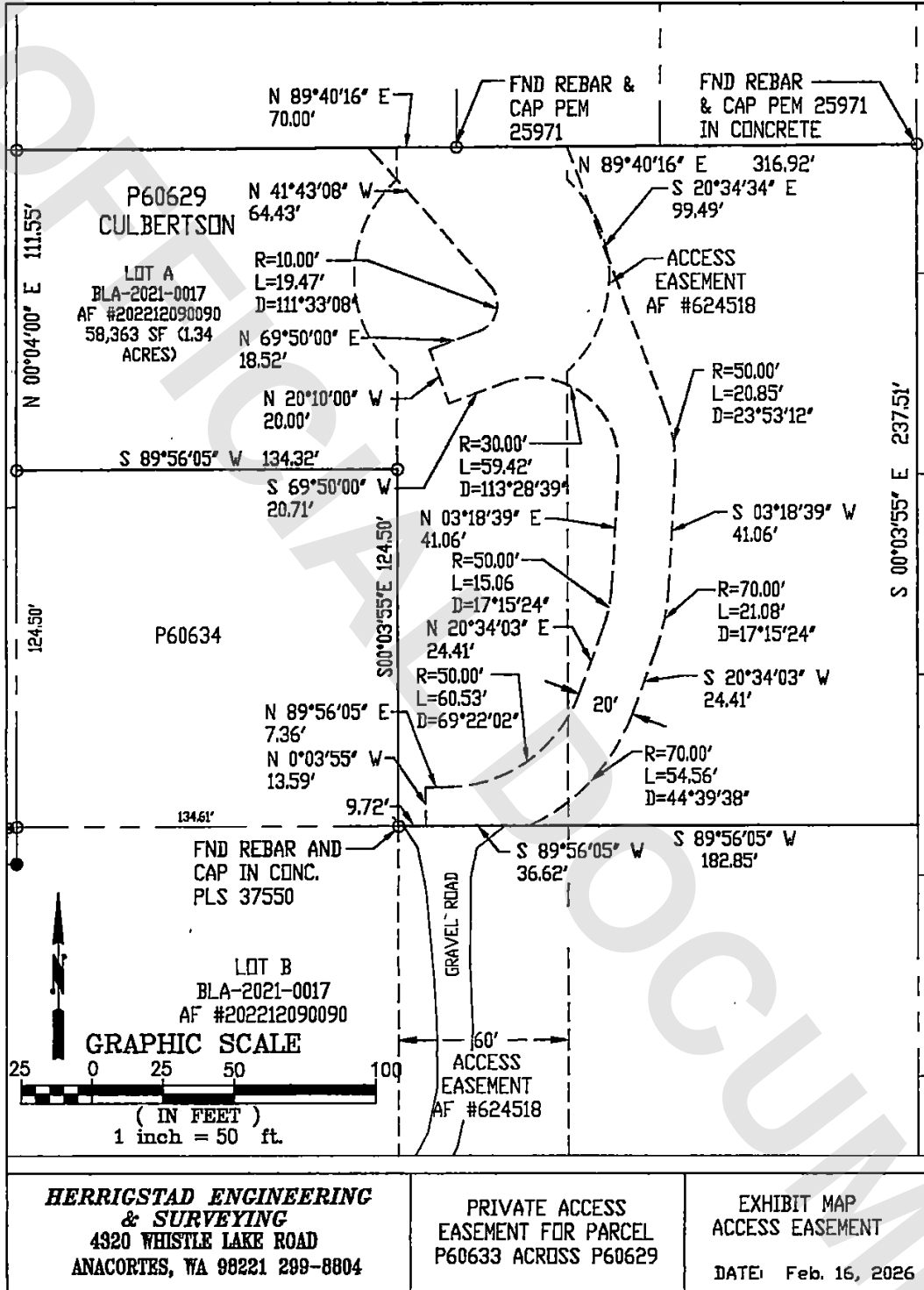
Thence through a curve to the left with a radius of 70.00 feet, length 21.08 feet and central angle of 17°15'24";

Thence South 20°34'03" West, 24.41 feet;

Thence through a curve to the left with a radius of 70.00 feet, length 54.56 feet and central angle of 44°39'38";

Thence South 89°56'05" West, 36.62 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.



HERRIGSTAD ENGINEERING & SURVEYING
 4320 WHISTLE LAKE ROAD
 ANACORTES, WA 98221 289-8804

PRIVATE ACCESS
 EASEMENT FOR PARCEL
 P60633 ACROSS P60629

EXHIBIT MAP
 ACCESS EASEMENT
 DATE: Feb. 16, 2026