

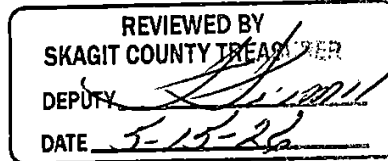


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05/15/2026 03:04 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

AFTER RECORDING, RETURN TO:

Whatcom Law Group, P.S.
289 H Street/PO Box 1258
Blaine, WA 98231-1258



GRANT DEED OF EASEMENT INGRESS AND EGRESS

GRANTORS: MOUNT VERNON CHEVRON, LLC, a Washington State Limited Liability Company

GRANTEE: HENSON ROAD BUSINESS CENTER, LLC, a Washington State Limited Liability Company

ABBR. LEGAL: PTN OF SW¼ S29 T34N R4E and PTN OF SW ¼ S29 T34N R4E

PARCEL NO.: 340429-3-020-0102 / 28731 and 340429-3-020-0201 / P28732

Additional Legal Descriptions are on Exhibit A, B and C of Document

THIS INDENTURE is made and entered into this 14th day of May 2026, by and between **Mount Vernon Chevron, LLC** as Grantor, its heirs, successors, and assigns, and **Henson Road Business Center, LLC**, its heirs, successors, and assigns, hereinafter collectively referred to as Grantee, (hereinafter, Grantor and Grantee being collectively referred to as the "Parties")

WITNESSETH THAT:

1. Grantor owns a certain property (2626 and 2630 Henson Road) located in Skagit County, more particularly described in Exhibit A attached hereto; and incorporated by reference. Said property lying next to Grantee's property.
2. Grantee owns a certain property (2714 Henson Road) located in Skagit County, more particularly described in Exhibit B attached hereto; and incorporated by reference.
3. Grantee is in need of an easement for ingress and egress across Grantor's property. Said easement will allow for parking on Grantee's property.
4. Grantor is willing to grant the easement for ingress and egress to the Grantee.

NOW THEREFORE, IT IS AGREED AS FOLLOWS:

1. The Grantor hereby conveys and grants, as a gift without consideration, for the benefit of the Grantee an easement for ingress/egress and parking. Said easement is more particularly described in Exhibits C and D attached hereto.
2. The Grantee recognizes that other easements have been or may be established or granted for utilities and ingress and egress over, under and across portions of the property.
3. Privileges under this instrument shall continue for an indefinite period and shall only terminate upon the abandonment of the easement, and this easement shall run with the land until terminated, it being intended that this easement, and all benefits assumed under and burdens imposed by same, shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of the Parties hereto. If terminated, the rights conveyed shall revert to the Grantors, their heirs, successors and assigns.
4. Grantee is responsible for the cost of construction and maintenance of the roadway.
5. Use of the easement, shall not interfere with nor restrict Grantor's right of ingress and egress or construction and maintenance of utilities, nor interfere with previously granted easements. Grantee agrees that the Grantee's construction, maintenance, and use of the easement shall neither obstruct nor interfere in any way with Grantors' existing uses, ingress, or egress to the area.
6. The Grantor and Grantee, each own their respective properties in fee simple and nothing herein shall in any way be construed or deemed to be a grant of any estate or interest in or to the property or a grant of any rights other than those expressly granted herein.

EXHIBIT A

LEGAL DESCRIPTION OF BURDENED PARCEL
PARCEL B IN THE LEGAL DESCRIPTION OF THE EASEMENT
2626 & 2630 HENSON ROAD, MT. VERNON, SKAGIT COUNTY, WASHINGTON
PARCEL NO: 340429-3-020-0102 / P28731

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP
34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET SOUTHEASTERLY (WHEN MEASURED
RADIALLY) FROM HIGHWAY ENGINEER'S STATION F9 2+00 AS SHOWN
ON WASHINGTON STATE HIGHWAY DEPARTMENT RIGHT OF WAY
MAP SR5 MP222.08 TO MP225.62, JOHNSON RD TO BLACKBURN ST,
SHEET 9 OF 23 SHEETS, LATEST REVISION DATE SEPTEMBER 10, 1971,
SAID POINT BEING ON A 25 FOOT RADIUS CURVE CONCAVE TO THE
SOUTHEAST A RADIAL AT SAID POINT BEARING SOUTH 74°58'06"
EAST; THENCE NORTHERLY ALONG SAID CURVE 132 FEET TO THE
TRUE POINT OF BEGINNING; THENCE SOUTH 45°07'01" EAST, 145.49
FEET TO A POINT ON THE NORTHWESTERLY MARGIN OF THE DL
RAMP AS SHOWN ON SAID MAP; THENCE NORTH 24°15'30" EAST
ALONG SAID NORTHERLY MARGIN 256.63 FEET TO A POINT 250 FEET
WESTERLY (WHEN MEASURED RADIALLY) FROM STATION 67+00 ON
THE CENTERLINE OF SAID SR5; THENCE NORTH 20°02'30" EAST 125.54
FEET TO A POINT 50 FEET SOUTHEASTERLY (WHEN MEASURED
RADIALLY) FROM STATION F9 7+50 AS SHOWN ON SAID MAP, SAID
POINT BEING ON A 500 FOOT RADIUS CURVE CONCAVE TO THE
NORTHWEST, A RADIAL AT SAID POINT BEARING NORTH 58°44'02"
WEST; THENCE SOUTHERLY ALONG SAID CURVE 158.07 FEET TO A
POINT 50 FEET SOUTHEASTERLY (WHEN MEASURED AT RIGHT
ANGLES) FROM STATION F9 PC5+57.74; THENCE SOUTH 49°22'45" WEST
179.90 FEET TO A POINT 50 FEET SOUTHEASTERLY FROM STATION F9
PT3+79.85, SAID POINT BEING THE CURVATURE OF A 250 FOOT RADIUS
CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE 17.87
FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT B

LEGAL DESCRIPTION OF BENEFITTED PARCEL
PARCEL A IN THE LEGAL DESCRIPTION OF THE EASEMENT
2714 HENSON ROAD, MT. VERNON, SKAGIT COUNTY, WASHINGTON
PARCEL NO: 340429-3-020-0201 / P28732

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP
34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET SOUTHEASTERLY (WHEN MEASURED
RADIALLY) FROM HIGHWAY ENGINEER'S STATION F9 2+00 AS SHOWN
ON WASHINGTON STATE HIGHWAY DEPARTMENT RIGHT OF WAY
MAP SR5 MP 222.08 TO MP 225.62 JOHNSON ROAD TO BLACKBURN
STREET, SHEET 9 OF 23 SHEETS, LATEST REVISION DATE SEPT 10, 1971,
SAID POINT BEING ON A 250 FOOT RADIUS CURVE CONCAVE TO THE
SOUTHEAST, A RADIAL AT SAID POINT BEARING SOUTH 74°-58'-06"
EAST THENCE NORTHERLY ALONG SAID CURVE 132 FEET;

THENCE S 45°-07'-01" EAST 145.49 FEET TO A POINT ON THE
NORTHWESTERLY MARGIN OF THE DL RAMP, AS SHOWN ON SAID
MAP;

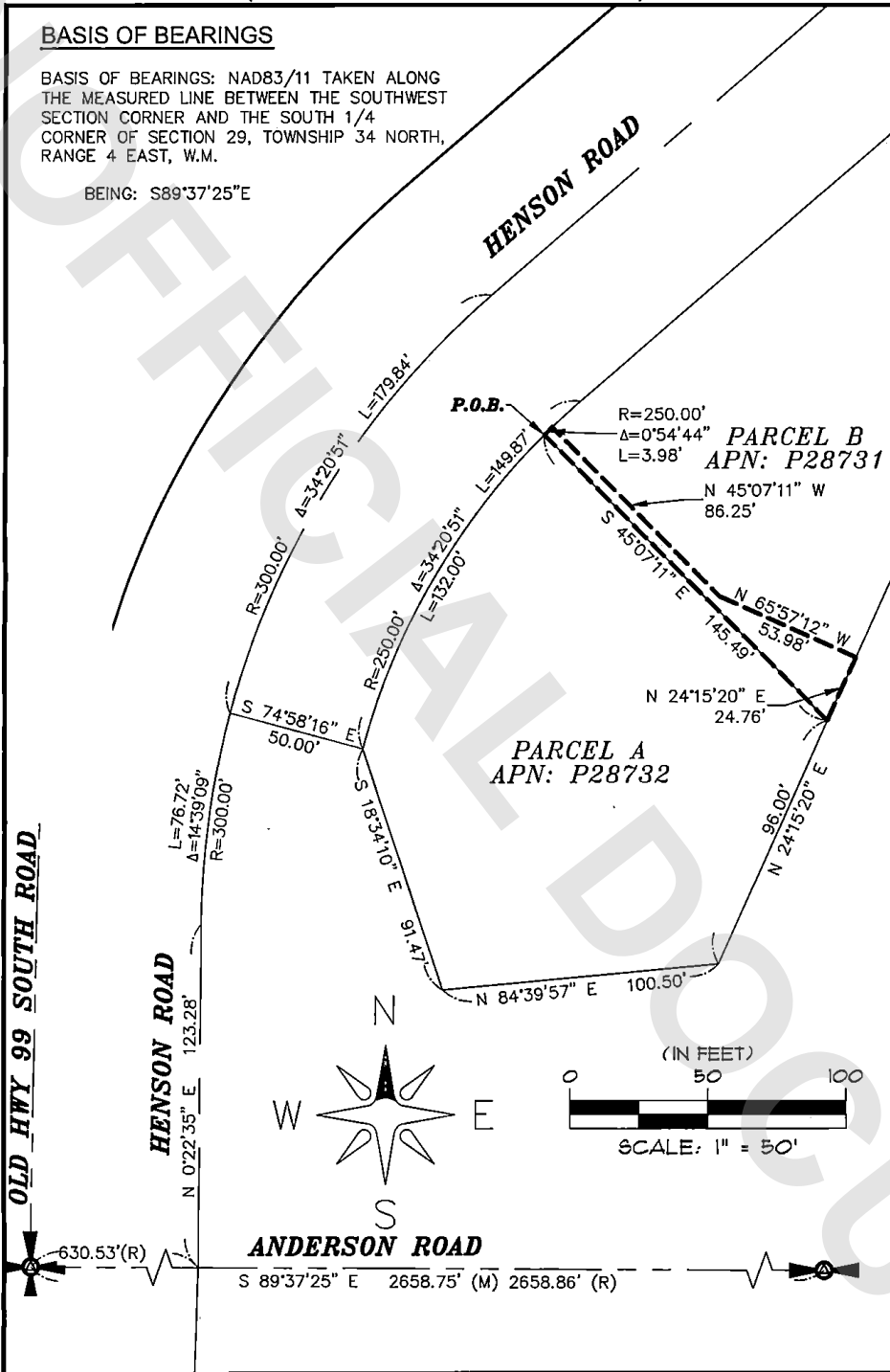
THENCE SOUTH 24°-15'-30" WEST 96.00 FEET TO A POINT 110 FEET
NORTHERLY FROM (WHEN MEASURED AT RIGHT ANGLES TO)
HIGHWAY ENGINEER'S STATION A16+00;

THENCE SOUTH 84°-40'-07" WEST 100.50 FEET TO A POINT 100 FEET
NORTHERLY FROM (WHEN MEASURED AT RIGHT ANGLES TO)
HIGHWAY ENGINEER'S STATION A15+00;

THENCE NORTH N 18°-34'-00" WEST 91.47 FEET TO THE POINT OF
BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT "D"
(DEPICTION OF INGRESS & EGRESS EASEMENT)



**LAND DEVELOPMENT
ENGINEERING &
SURVEYING INC.**
5160 INDUSTRIAL PL. #108
FERNDAL, WA 98248
PHONE: (360) 383-0620
FAX: (360) 383-0639



SITUATE IN A PORTION OF THE
SW 1/4 SW 1/4 SECTION 29,
TWP. 34N., RGE. 4E., W.M.,
WHATCOM COUNTY, WASHINGTON

DRAWN BY: LAD	DATE: 5/14/2026	JOB#: 1945
CHECKED BY: LAD	SCALE: 1" = 50'	SHEET: 1 OF 1