

UNOFFICIAL DOCUMENT

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Kathy Hill, Skagit County Auditor
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RETURN TO:

Law Office of
Bradford E. Furlong, P.S.
825 Cleveland Avenue
Mount Vernon, Washington 98273

Document Title: Pump House Easement Deed

Reference number of documents assigned or released:

Grantor(s): Donald M. Caldwell

Grantee(s): Leigh Agler and Donald L. Slack, husband and wife

Partial Legal Description (full legal description on Exhibits A & B):

ptn of Section 14, Township 34 N, Range 1 E, W.M.

Assessor's Parcel/Tax I.D. Number: 340114-3-001-0006; 340114-3-001-0303;
340114-3-005-0200

PUMP HOUSE EASEMENT DEED

And AGREEMENT

The Grantor, DONALD M. CALDWELL, a married man, as his separate property, hereby conveys and quitclaims to Grantees, LEIGH AGLER and DONALD L. SLACK, husband and wife, an easement to construct, maintain and repair a pump house on a portion of Grantor's property, legally described in Exhibit A hereto, subject to the conditions set forth below. Said easement is non-exclusive and shall be appurtenant to and for the benefit of Grantees' property, legally described in Exhibit B hereto, for a single-family residence and accessory structure. This easement is subject to the following conditions:

1. Grantor and Grantees will share the use of the pump house, with each providing adequate space to the other to install, maintain and repair, pump apparatuses and accompanying waterlines. The location of the pump house and the easement granted hereby therefor shall be set forth on the map attached hereto as Exhibit C.
2. The use of the pump house shall be for housing domestic water supply and pump apparatuses including pipes, storage tanks, pumps and associated electric supply system.
3. Grantee, in constructing the pump house, shall install a water storage tank the capacity of 1,300 gallons. Grantor's cost of construction of the pump house and installing said tank shall be limited to the amount of \$1,300 and shall be paid upon completion of construction and tank installation.
4. Grantee agrees to construct the pump house in a manner identical to the construction and appearance of an existing 10 x 12 foot pump house constructed on the property owned by Grantor. Grantees acknowledge that they have had full opportunity to inspect the existing pump house and ascertain the requirements of the new pump house.
5. The cost of maintaining and repairing the pump house and common storage tank shall be borne equally by Grantor and Grantees. Grantor and Grantees shall, where possible, agree to expenditures before they are made. The cost of heating will be shared by Grantor and Grantee by alternating years supplying power to the heater. Neither party shall unreasonably withhold consent to repair or maintenance expenses required for provide an adequate domestic water supply to the properties and to maintain the appearance and integrity of the pump house structure.
6. Until such time as Grantor installs his own water supply and electric service, Grantees shall allow the use of their water and electricity from the pump house on



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an occasional basis. "Occasional" is defined as the use of one garden hose and one 110 outlet for no more than eight hours per month for each service.

7. This agreement shall be construed pursuant to the laws of the state of Washington and venue for any action shall solely be in Skagit County. Should any action be brought between the parties concerning the enforcement, interpretation or for damages stemming from this agreement, the prevailing party in such action shall receive its attorney's fees and costs, including those incurred on appeal.

DATE: 10/11/99

DATE: 10/11/99

Donald M. Caldwell
DONALD M. CALDWELL, Grantor

Lh 915
LEIGH AGLER, Grantee

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JAN 27 2000

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

DATE: 10/11/99

[Signature]
DONALD L. SLACK, Grantee

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

On this day personally appeared before me Donald M. Caldwell 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 my hand and official seal this 13 day of October 1999.

Ida J Johansen
Notary Public in and for the state of
Washington, residing at: Kerklavel

Printed Name: Ida J Johansen



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STATE OF WASHINGTON)

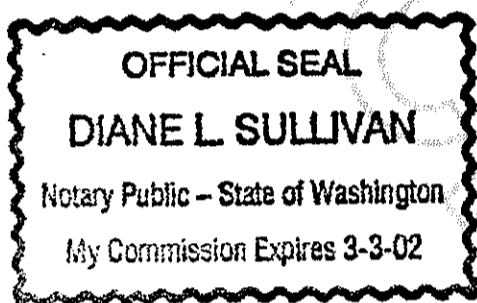
COUNTY OF Skagit) ss.

On this day personally appeared before me Leigh Agler and Donald L. Slack, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given my hand and official seal this 11 day of October 1999.

Diane Sullivan

Notary Public in and for the state of
Washington, residing at: Amarok



Printed Name Diane L Sullivan



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PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of the Northwest $\frac{1}{4}$ of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14;
thence South $39^{\circ}03'50''$ East along the North line of the West $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, a distance of 333.95 feet to the Northeast corner of said West $\frac{1}{4}$;
thence South $00^{\circ}17'40''$ East along the East line of said West $\frac{1}{4}$, a distance of 355.41 feet to the true point of beginning;
thence North $76^{\circ}28'01''$ East 473.90 feet;
thence South $38^{\circ}42'10''$ East 555.29 feet to the South line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14;
thence North $89^{\circ}26'34''$ West along said South line, a distance of 806.34 feet to the Southeast corner of said West $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14;
thence North $00^{\circ}17'40''$ West along the East line of said West $\frac{1}{4}$, a distance of 314.62 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

All that portion of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 10 as shown on Survey filed August 5, 1976 under Auditor's File No. 840303 at page 197 in Book 1 of Surveys, records of Skagit County, Washington;
thence South $89^{\circ}26'34''$ East along the South line of said Lot 10 for 269.46 feet;
thence South $0^{\circ}33'26''$ West for 161.66 feet;
thence North $89^{\circ}26'34''$ West for 269.46 feet;
thence North $0^{\circ}33'26''$ East for 161.66 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An easement for ingress, egress and utilities over, across and under a strip of land 60.00 feet in width in the North $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 1 East, W.M., Skagit County, Washington, lying 30.00 feet on each side of the following described center line:

Beginning at the Southwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
thence North $00^{\circ}09'45''$ West along the West line of said Northwest $\frac{1}{4}$, a distance of 342.12 feet;

-continued-

EXHIBIT "A" (1 of 2)



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PARCEL "C" Continued:

thence South 88°40'52" East parallel to the North line of said Northwest ¼, a distance of 98.54 feet;
thence North 01°45'38" East 330.00 feet to the North line of said Northwest ¼, said North line being also the center line of the county road;
thence South 88°40'52" East along said North line and said center line, a distance of 408.45 feet to the beginning of a curve to the right, from which a radial line bears South 01°19'08" West to the radius point;
thence Southeasterly along said curve to the right, being also along said center line, having a radius of 200.00 feet, through a central angle of 38°29'19", an arc distance of 134.35 feet to the true point of beginning of said easement center line;
thence South 22°40'39" West 264.16 feet;
thence South 55°03'04" West 273.07 feet;
thence South 35°44'14" West 233.22 feet;
thence South 08°59'04" West 227.43 feet;
thence South 21°30'46" East 133.03 feet;
thence South 75°41'16" East 204.00 feet;
thence South 38°16'05" East 269.28 feet;
thence South 55°16'05" East 56.50 feet;
thence South 77°47'49" East 197.15 feet;
thence North 83°27'28" East 124.92 feet;
thence North 06°32'32" West 320.00 feet to the terminus of said easement center line;

EXCEPT all that portions thereof lying within the herein described Parcel "A".

Situate in the County of Skagit, State of Washington.

EXHIBIT "A" (2 of 2)



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That portion of the Northeast Quarter of the Southwest Quarter of Section 14, Township 34 North, Range 1 East of the Willamette Meridian, Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Northeast Quarter of the Southwest Quarter of Section 14;
thence North $89^{\circ}26'34''$ West along the South line of said Northeast Quarter of the Southwest Quarter of Section 14, a distance of 200.00 feet;
thence North $38^{\circ}42'10''$ West 555.29 feet;
thence North $40^{\circ}55'47''$ East 549.21 feet to the Southwesterly right-of-way margin of the county road;
thence South $49^{\circ}04'13''$ East along said Southwesterly right-of-way margin, a distance of 236.88 feet to the East line of said Northeast Quarter of the Southwest Quarter of Section 14;
thence South $00^{\circ}41'43''$ East along said East line, a distance of 695.09 feet to the point of beginning; (being also known as Lot 11 of that Survey recorded under Auditor's File no. 840303, records of Skagit County, Washington, and in Volume 1 of Surveys, page 197.)

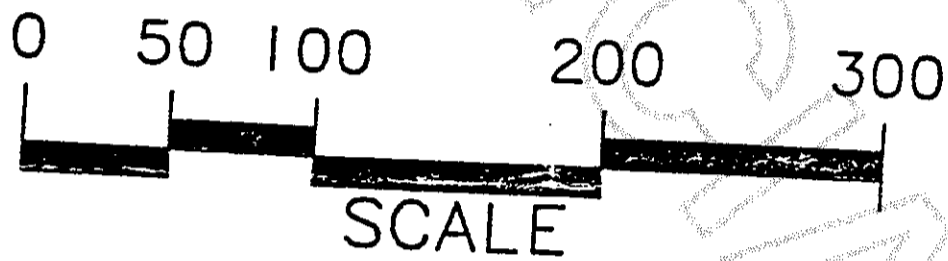
Situate in Skagit County, Washington.

EXHIBIT "B"



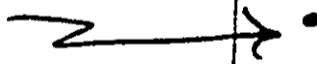
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Exhibit C



1" = 100'

NE Corner of
10' x 12' pumphouse
located 77' S 25° E
of NW corner
of Lot 10



SOIL LOG A
SC-B

STUMP
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