



200103130078
Skagit County Auditor

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AFTER RECORDING RETURN TO:

William R. Allen
504 East Fairhaven, Suite 201
Burlington, WA 98233

Abbrev.Leg. Lot 12 Blk 39, Town of Montborne, Vol. 2, p. 80
 Lots 14-17, Blk 11, Reserve Addn to Town of Montborne, Vol. 2, p. 59
 Lots 21, 22, Westview Replat of Block 40 Montborne, Vol.z6, p.5
 Tax Acct. Nos. 4135-039-012-0004; 4136-011-015-0000; 4136-011-017-0007; 4137-000-002-0002
 Grantor/Grantee. Hendrickson, Willard and Ida, Trustees
 Grantor/Grantee. Engberg, Joseph and Khirstie

RECIPROCAL GRANT OF EASEMENTS

RECITALS

PARTIES. The parties to this reciprocal grant of easements are:

THE HENDRICKSON FAMILY TRUST, dated August 2, 1995, WILLARD MATTHEW HENDRICKSON and IDA MAY HENDRICKSON, TRUSTORS and/or TRUSTEES, hereafter referred to as "Hendrickson," and, JOSEPH W. ENGBERG and KHIRSTIE A. ENGBERG, husband and wife, hereafter referred to as "Engberg."

PROPERTY.

Hendricksons are owners of property fully described on EXHIBIT A, which is attached hereto and by this reference incorporated herein, hereafter described as "the Hendrickson property."

Engbergs are owners of property fully described on EXHIBIT B, which is attached hereto and by this reference incorporated herein, hereafter described as "the Engberg property."

PURPOSE.

By this instrument, Hendricksons want to grant an easement to Engbergs for ingress, egress and utilities through a 20 foot strip of the Hendrickson property; and the Engbergs want to grant an easement to the Hendricksons for general use and landscaping in a 10 foot strip of the Engberg property.

RECIPROCAL EASEMENT GRANTS

WILLARD MATTHEW HENDRICKSON and IDA MAY HENDRICKSON, TRUSTEES of THE HENDRICKSON FAMILY TRUST, dated August 2, 1995, for the purpose of creating reciprocal easement rights, and for no monetary consideration, hereby

grant and convey to JOSEPH W. ENGBERG and KHIRSTIE A. ENGBERG, husband and wife, an easement for ingress, egress and utilities on, under and across that portion of the Hendrickson property described on EXHIBIT C, attached hereto and referred to as the "Engberg Easement Area."

JOSEPH W. ENGBERG and KHIRSTIE A. ENGBERG, husband and wife, for the purpose of creating reciprocal easement rights, and for no monetary consideration, hereby grant and convey to WILLARD MATTHEW HENDRICKSON and IDA MAY HENDRICKSON, TRUSTEES of THE HENDRICKSON FAMILY TRUST, dated August 2, 1995, an easement for general use and landscaping purposes on, under and across that portion of the Engberg property described on EXHIBIT D, attached hereto and referred to as the "Hendrickson Easement Area."

EASEMENTS TO RUN WITH LAND

The easements described herein are to be perpetual are intended to run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof.

Dated MARCH 6TH, 2000.

Hendrickson Family Trust

by [Signature]
Willard M. Hendrickson, Trustee

by [Signature]
Ida May Hendrickson, Trustee

[Signature]
Joseph W. Engberg

[Signature]
Khirstie A. Engberg

Easement
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 13 2001

Amount Paid \$
Skagit County Treasurer
By: [Signature] Deputy

Hendrickson/EngbergEasement



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STATE OF WASHINGTON)
)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Willard M. Hendrickson and Ida May Hendrickson are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustees of the Hendrickson Family Trust, dated August 2, 1995 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 7 day of March, 2000.

Leon P. Leonovich

Typed/Printed Notary Name Leon P. Leonovich

Notary Public in and for the State of Washington, residing at Sedro Woolley

My appointment expires 9/18/01

STATE OF WASHINGTON)
)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Joseph W. Engberg and ~~Khirstie A. Engberg~~ is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated March 7, 2000.

Leon P. Leonovich

Typed/printed notary name Leon P. Leonovich

Residing at Sedro Woolley

My appointment expires 9/18/01

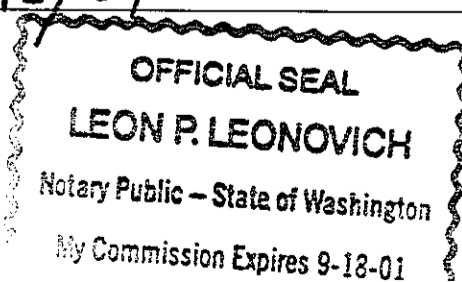
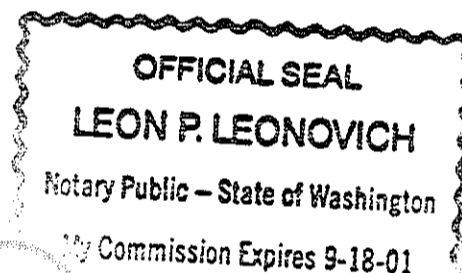


EXHIBIT A
Hendrickson Property

Lots 21 and 22 of the WESTVIEW REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington;

TOGETHER WITH that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle lake Shore and Eastern Railway), adjoining the plat of WESTVIEW REPLAT OF REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington, and lying westerly of the centerline of said right of way and between the northeasterly extensions of the the northwesterly line of Lot 22 and the southeasterly line of Lot 21 of said plat, EXCEPT any portion thereof, if any, lying with the county road right of way.

Situate in Skagit County, Washington.



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EXHIBIT B
Engberg Property

PARCEL A

Lot 12, Block 39, TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, together with those portions of adjoining Walker Street and alley which, if vacated by operation of law, would attach thereto.

PARCEL B

Lots 14 and 15, Block 11, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, together with those portions of adjoining Walker Street which, if vacated by operation of law, would attach thereto;

TOGETHER WITH that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle lake Shore and Eastern Railway), lying easterly of the centerline of said right of way and between the southwesterly extension of the southeasterly line of Lot 14, Block 11, and the southwesterly extension of the southeasterly line of Lot 16, Block 11, as said lines are delineated on the plat of RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

PARCEL C

Lots 16 and 17, Block 11, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, together with those portions of adjoining Walker Street which, if vacated by operation of law, would attach thereto;

TOGETHER WITH , that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle lake Shore and Eastern Railway), lying easterly of the centerline of said right of way and between the southwesterly extension of the southeasterly line of Lot 16, Block 11, and the westerly extension of the Northerly line of Walker Street, as said lines are delineated on the plat of RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Hendrickson/Engberg Easement

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EXHIBIT C
Engberg Easement Area

The Southeasterly 20 Feet of that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle lake Shore and Eastern Railway), adjoining the plat of WESTVIEW REPLAT OF REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington, and lying westerly of the centerline of said right of way and between the northeasterly extensions of the the northwesterly line of Lot 22 and the southeasterly line of Lot 21 of said plat, EXCEPT any portion thereof, if any, lying with the county road right of way.

Situate in Skagit County, Washington.



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EXHIBIT D
Hendrickson Easement Area

A strip of land 10 feet in width which lies between the northeasterly extensions of the the northwesterly line of Lot 22 and the southeasterly line of Lot 21 of the plat of WESTVIEW REPLAT OF REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington, and lying westerly of the centerline of said right of way and between the northeasterly extensions of the the northwesterly line of Lot 22 and the southeasterly line of Lot 21 of said plat;

And which lies northeasterly of, adjacent to, and contiguous with the southwesterly line of that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle lake Shore and Eastern Railway), lying easterly of the centerline of said right of way and between the southwesterly extension of the southeasterly line of Lot 14, Block 11, and the westerly extension of the northerly line of Walker Street, as delineated on the plat of RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, EXCEPT the southeasterly 20 feet thereof.

Situate in Skagit County, Washington.



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