

When recorded return to:

Tom Moser
411 Main Street
Mount Vernon, Washington 98273



200307080144

Skagit County Auditor

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Grantors: 1) Forrest A. Foss
2) Cheryl Foss

Grantees: 1) Howard W. Rogers
2) Cheryl A. Rogers

Legal Description: Ptn SE 31-35-2

Assessor's Property Tax Parcel or Account No.: P33438 & P33419

Reference Nos of Documents Assigned or Released: N/A

Conveyance: Grant of Easement

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 03 2003

Amount Paid \$
Skagit Co. Treasurer
By Deputy

A handwritten signature in black ink, appearing to be 'P. Moser', written over the printed text 'By Deputy'.

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this day by FORREST A. FOSS & CHERYL

FOSS, Grantor, to HOWARD W. ROGERS & CHERYL A. ROGERS, h/w, Grantee.

Grantor hereby conveys to Grantee a non-exclusive easement for ingress, egress and utilities 20 feet in width over and across Grantor's property described in the attached Exhibit A. Grantee shall be responsible for all maintenance of the roadway. The centerline of the easement shall be located approximately 150 feet from the Northeast corner of Grantor's property. Grantor further conveys an easement for placement of a power vault or electrical transformer on Grantor's property as described herein, for the benefit of Grantee's property, provided that Grantor may utilize the vault or transformer as well.

As a condition of the granting of the easements herein described, Grantor shall approve the location of the access and utility easement and the location of the power vault or transformer prior to construction of the road or placement of utilities.

Such easements shall only be appurtenant to, and only run with, Grantee's property as described in the attached Exhibit B.

DATED: 6/26/03

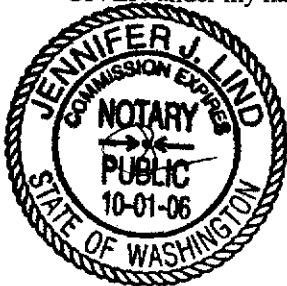
Forrest A Foss
FORREST A. FOSS

Cheryl Foss
CHERYL FOSS

STATE OF WASHINGTON)
)
) :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Forrest A. Foss, to me known to be one of the individuals 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 this 26th day of June, 2003.



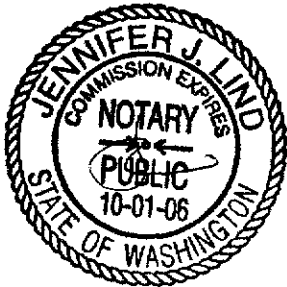
Jennifer J Lind
NOTARY PUBLIC in and for the State of Washington, residing at
Bow

My commission expires: 10/01/06
Name: Jennifer J Lind

STATE OF WASHINGTON)
)
) :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Cheryl Foss, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26 day of June, 2003.



Jennifer J Lind
NOTARY PUBLIC in and for the State of Washington, residing at
Bow

My commission expires: 10/01/06
Name: Jennifer J Lind



EXHIBIT A

PARCEL A:

The East Half of the Southwest Quarter of the Southeast Quarter of Section 31, Township 35 North, Range 2 East of the Willamette Meridian;

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over and across that portion of the following described 20-foot strip of land lying within the boundaries of the Northwest Quarter of the Southeast Quarter of said Section 31, the centerline of which is described as follows:

Beginning at the Northwest corner of the Northwest Quarter of the southeast Quarter of said Section;
thence South 26°07'09" West a distance of 103.689 feet;
thence South 70°21'56" East a distance of 307.232 feet;
thence North 72°54'42" East a distance of 48.74 feet to the true point of beginning of said line;
thence South 02°08'35" West a distance of 180.33 feet;
thence South 30°57'57" West a distance of 119.156 feet;
thence South 23°28'57" West a distance of 149.079 feet;
thence South 01°11'47" West a distance of 225 feet, more or less, to the South line of the North 25 acres of the said Northwest Quarter of the Southeast Quarter;
thence South 15°21'17" West a distance of 78.768 feet;
thence South 18°23'47" West a distance of 143.079 feet;
thence South 09°54'24" West a distance of 126.368 feet;
thence South 05°55'40" West a distance of 214.416 feet;
thence South 20°35'32" West a distance of 158.838 feet to the terminal point of said line;

PARCEL C:

A non-exclusive easement for ingress, egress and utilities over and across an existing one-lane dirt road in the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 31, Township 35 North, Range 2 East of the Willamette Meridian, which follows the following described staking line:

Beginning at the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Section;
thence South 26°07'09" West a distance of 103.689 feet;
thence South 70°21'56" East a distance of 307.232 feet;
thence North 72°54'42" East a distance of 48.74 feet to the terminal point of said line;

PARCEL D:

A non-exclusive 60 foot easement for ingress, egress and utilities, over, along, under and across existing road running from the Northwest portion of the West Half of the Southwest Quarter of the Southeast Quarter in a circuitous route to the West line of the property hereinabove conveyed, which easement shall be appurtenant to and run with the land herein conveyed, SUBJECT TO pro-rata share of maintenance;

TOGETHER WITH a 60 foot easement for ingress, egress, road and utilities, appurtenant to and running with the property hereinabove described;

ALSO TOGETHER WITH a non-exclusive right of ingress and egress over, along and across the following described property, situated in Skagit County, Washington;

Parcel A of Clark's Short Plat No. 24-78, revised May 30, 1984, under Auditor's File No. 8406010013, said parcel being described in Auditor's File No. 870546 and consisting of a 40 foot wide access and utility easement situated in part of the Northeast Quarter of the Southwest Quarter of Section 31, Township 35 North, Range 2 East of the Willamette Meridian;

Situated in Skagit County, Washington.



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EXHIBIT B

The South 15 acres of the Northwest Quarter of the Southeast Quarter of Section 31, Township 35 North, Range 2 East of the Willamette Meridian,

EXCEPT any portion thereof lying within the North 25 acres of said Northwest Quarter of the Southeast Quarter;

ALSO EXCEPT all that portion thereof described as follows:
Beginning at the Southwest corner of the East Half of the North 25 acres of the Northwest Quarter of the Southeast Quarter of said Section 31;
thence South 88°28'03" East along the South line thereof 87.69 feet to the Southeast corner of Tract B of Survey recorded in Volume 6 of Surveys, page 96, under Auditor's File No. 8507220023, records of Skagit County, Washington, and the true point of beginning;
thence South 01°50'54" West 75 feet;
thence North 88°28'03" West to a point South 01°11'47" West 75 feet from the Southwest corner of Lot 2 of Revised Short Plat No. 24-78, recorded in Volume 6 of Short Plats, page 156;
thence North 01°11'47" East 75 feet to the Southwest corner of said Lot 2;
thence South 88°28'03" East 558.35 feet to the true point of beginning.

Situate in Skagit County, Washington.



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