



200312100105

Skagit County Auditor

12/10/2003 Page 1 of 6 2:17PM

RETURN TO:

LAW OFFICE
of

BRADFORD E. FURLONG, P.S.
825 CLEVELAND AVENUE
MOUNT VERNON, WASHINGTON 98273
(360) 336-6508

Document Title: Easement Deed

Reference number of documents assigned or released: N/A

Grantor: Donald M. Caldwell and Ann B. Caldwell

Grantee: Donald M. Caldwell and Ann B. Caldwell

Partial Legal Description: (Full Legals on Deed)

Portion of Section 14, Township 34 North, Range 1, E. W.M.

Assessor's Parcel/Tax I.D. Number: P115540;P19424;P119141;P118405;P111926

EASEMENT DEED

The Grantors, Donald M. Caldwell and Ann B. Caldwell, husband and wife, for no consideration, convey and warrant unto Donald M. Caldwell and Ann B. Caldwell, husband and wife, a non-exclusive 20.00 foot easement over, under, upon and across the following described real estate, a portion of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., for a water line, and maintenance thereof, centered along the existing as-constructed water line; said 20.00 foot wide easement being 10.00 feet left and 10.00 feet right of the following described centerline:

Commencing at the Southwest corner of said Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M.;

thence North 0°21'23" East along the West line of said subdivision for a distance of 485.16 feet;

thence South 89°38'37" East for a distance of 177.15 feet, more or less, to an existing well and being the TRUE POINT OF BEGINNING for said centerline description;

thence South 45°50'00" West for a distance of 93.50 feet;

thence South 70°01'56" East for a distance of 514.70 feet;

thence South 64°40'55" East for a distance of 200.29 feet;

thence North 43°34'47" East for a distance of 40.07 feet;

thence North 44°11'23" East for a distance of 163.89 feet;

thence North 59°38'51" East for a distance of 60.22 feet;

thence North 84°53'54" East for a distance of 57.92 feet;

thence South 57°52'30" East for a distance of 47.54 feet;

thence South 52°53'45" East for a distance of 45.79 feet;

thence South 78°26'24" East for a distance of 42.05 feet;

thence North 56°04'11" East for a distance of 48.65 feet;

thence North 30°24'30" East for a distance of 62.70 feet;

thence North 11°07'45" East for a distance of 58.21 feet;

thence North 35°16'48" East for a distance of 57.50 feet;

thence North 70°53'13" East for a distance of 50.05 feet;

thence South 83°55'41" East for a distance of 39.84 feet;

thence South 59°53'55" East for a distance of 37.34 feet;

thence South 50°52'33" East for a distance of 85.70 feet;

thence South 60°32'30" East for a distance of 29.04 feet;

thence South 78°30'14" East for a distance of 38.0 feet, more or less, to an existing pump house and being the terminus of said centerline.

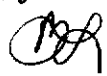
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 10 2003

Amount Paid: 5
By:  Skagit Co. Treasurer
Deputy



200312100105
Skagit County Auditor

This easement is for purposes of placing and maintaining a water service line as and where now installed and a well site as now exists for domestic water supply for the benefit of residential use on, and shall be appurtenant to, the following described real estate parcel:

That portion of the Southeast 1/4 of the Southwest 1/4 and of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Southeast 1/4 of the Southwest 1/4 (South 1/4 corner);
thence North 00°41'43" West 738.52 feet along the East line thereof;
thence North 89°26'35" West 1281.30 feet parallel with the North line of said Southeast 1/4 of the Southwest 1/4 to the East line of the West 66.00 feet of said Southeast 1/4 of the Southwest 1/4;
thence South 00°09'45" East 83.43 feet along said East line to the South line of the North 1/2 of said Southeast 1/4 of the Southwest 1/4;
thence North 89°49'08" West 66.00 feet along said South line to the Southwest corner thereof;
thence South 6°02'18" West 165.09 feet, to the TRUE POINT OF BEGINNING;
thence continue South 6°02'18" West 100 feet;
thence South 77°12'29" West 88.69 feet;
thence South 12°47'31" East 260.07 feet;
thence North 89°48'31" East parallel the South line of said Southwest 1/4, 220.00 feet;
thence North 0°45'26" East 372.61 feet, more or less, to a point bearing North 89°48'31" East from the TRUE POINT OF BEGINNING;
thence South 89°48'31" West 185.50 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

AND that portion of the Southeast 1/4 of the Southwest 1/4 and of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Southeast 1/4 of the Southwest 1/4 (South 1/4 corner);
thence North 00°41'43" West 738.52 feet along the East line thereof;



thence North 89°26'35" West 1281.30 feet parallel with the North line of said Southeast 1/4 of the Southwest 1/4 to the East line of the West 66.00 feet of said Southeast 1/4 of the Southwest 1/4;
thence South 00°09'45" East, 83.43 feet along said East line to the South line of the North 1/2 of said Southeast 1/4 of the Southwest 1/4;
thence North 89°49'08" West 66.00 feet along said South line to the Southwest corner thereof;
thence South 6°02'18" West 676.21 feet to the South line of said Southwest 1/4, at a point North 89°48'31" East 1281.02 feet from the Southwest corner of said Section 14;
thence North 89°48'31" East 1427.11 feet along said South line of the Southwest 1/4 of Section 14 to the POINT OF BEGINNING.

EXCEPT any portion lying within the following described tract:

BEGINNING at the Southeast corner of said Southeast 1/4 of the Southwest 1/4 (South 1/4 corner);
thence North 00°41'43" West 738.52 feet along the East line thereof;
thence North 89°26'35" West 1281.30 feet parallel with the North line of said Southeast 1/4 of the Southwest 1/4 to the East line of the West 66.00 feet of said Southeast 1/4 of the Southwest 1/4;
thence South 00°09'45" East 83.43 feet along said East line to the South line of the North 1/2 of said Southeast 1/4 of the Southwest 1/4;
thence North 89°49'08" West 66.00 feet along said South line to the Southwest corner thereof;
thence South 6°02'18" West 165.09 feet, to the TRUE POINT OF BEGINNING;
thence continue South 6°02'18" West 100 feet;
thence South 77°12'29" West 88.69 feet;
thence South 12°47'31" East 260.07 feet;
thence North 89°48'31" East parallel the South line of said Southwest 1/4, 220.00 feet;
thence North 0°45'26" East 372.61 feet, more or less, to a point bearing North 89°48'31" East from the TRUE POINT OF BEGINNING;
thence South 89°48'31" West 185.50 feet, more or less, to the TRUE POINT OF BEGINNING.



If it is found that the as-constructed water line does not conform to the above-described alignment, the as-constructed water line location shall be used to establish the centerline of the 20.00 foot wide easement.

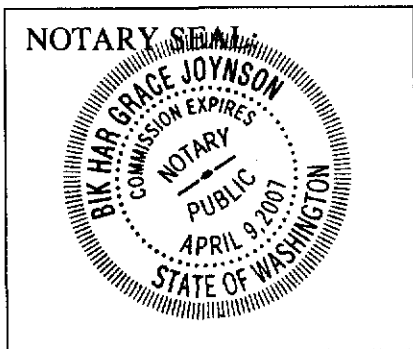
Donald M. Caldwell
DONALD M. CALDWELL
Date: 12/2/03

Ann B. Caldwell
ANN B. CALDWELL
Date: 12-2-03

STATE OF WASHINGTON)
) SS.
COUNTY OF King)

On this day personally appeared before me Donald M. Caldwell known to me 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 on this 2nd day of December 2003.



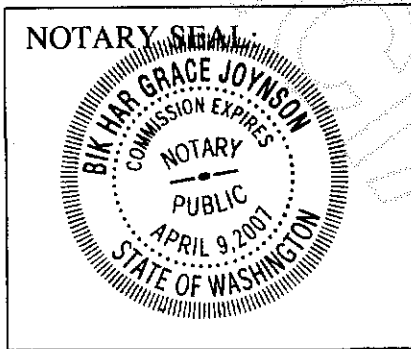
Bik Har Grace Joynson
Notary Public in and for the State of
Washington, residing at Woodinville
My Commission expires: Apr 9, 2007



STATE OF WASHINGTON)
) SS.
COUNTY OF King)

On this day personally appeared before me Ann B. Caldwell known to me to be the individual 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 on this 2nd day of December 2003.



Bik Har Grace Joynson
Notary Public in and for the State of
Washington, residing at Woodinville
My Commission expires: Apr 9, 2007

