200402100040 Skagit County Auditor

Name: Gary Kangas

2/10/2004 Page

1 of

9:30AM

Address: dba Denali Homes

17490 State Route 9

City and State: Mount Vernon, WA 98274

Tax Account Number: P113896

Escrow #: JM-1142

OUIT CLAIM DEED

EASEMENT

Ar Junt Paid \$
SkagH Co. Treasurer

3y Deputy

LES 0 3 2004

THE GRANTOR Reinhart J. Koepp, II and Joann A. Koepp, husband and wife,

SKAGIT COUNTY WASHINGTON

for and in consideration of easement for no consideration.

conveys and quit claims to Gary W. Kangas and Tome L. Kangas, husband and wife,

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

A non-exclusive easement for ingress, egress and utilities over, across and under the following described property:

Begin at the Southeast corner of Lot 55 "NOOKACHAMP HILLS PLANNNED UNIT DEVELOPMENT, PHASE I" as recorded in Volume 17 of Plats, Pages 26 through 31, records of Skagit County, Washington; thence South 83 degrees 35' 40" West along the South line of said Lot 55, a distance of 20.13 feet; thence South 12 degrees 02' 56 East 35.84 feet; thence South 14 degrees 53' 06" East 87.71 feet to the right-of-way line of Kokanee Court as shown on said plat; thence Northeasterly along said line through a non tangent curve concave to the Southeast whose radius point bears South 27 degrees 23' 02" East a distance of 50.0 feet through a central angle of 23 degrees 04'26" an arc distance of 20.14 feet to the Southeast corner of Lot 51 of said plat; thence North 14 degrees 04' 26" West 120.21 feet to the point of beginning.

Said easement to be appurtenant to said Lot 55.

Dated the open day of February, 2004.

* Jun a Koepp

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