

Upon recording, please return to:

Kathleen Brown
5314 Quiet Cove Road
Anacortes, Washington 98221



200408300334

Skagit County Auditor

8/30/2004 Page 1 of 8 3:51PM

DOCUMENT TITLE:	EASEMENT
GRANTOR/GRANTEE:	MATTHEW E. BROWN and KATHLEEN A. BROWN, husband and wife; REBECCA ANNE HALL, individually; and JEFFREY P. HEILMAN, individually
ABBREVIATED LEGAL DESCRIPTION:	LOT 11 AND LOT 12, DECEPTION SHORES PLANNED UNIT DEVELOPMENT, AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200109100117, IN A PORTION OF GOVT LOT 4, SEC. 24, TWP. 34 N, R 1 E, W.M., SKAGIT COUNTY, WASHINGTON (ADDITIONAL LEGAL DESCRIPTION ON PAGE 1 AND EXHIBIT "A" OF DOCUMENT)
ASSESSOR'S TAX PARCEL NUMBER:	LOT 11 - P118304 / 4780-000-011-0000 LOT 12 - P118305 / 4780-000-012-0000

ACCESS AND UTILITY EASEMENT

THIS ACCESS AND UTILITY EASEMENT is made and entered into this 27th day of August, 2004, by **KATHLEEN BROWN** and **MATTHEW E. BROWN**, wife and husband; **REBECCA ANNE HALL**, a married person as to her separate estate; and **JEFFREY P. HEILMAN**, a married person as to his separate estate (hereinafter collectively referred to as the "Developer").

The Developer is the owner of the real property described as follows:

Lots 11 and 12, Deception Shores Planned Unit Development, as recorded under Skagit County Auditor's File No. 200109100117, in a portion of Government Lot 4, Section 24, Township 34 North, Range 1 East of Willamette Meridian. Situate in Skagit County, Washington.

The Developer does hereby grant, reserve and create a perpetual easement for driveway access, ingress, egress and utilities over, across and under Lot 11 for the benefit of Lot 12, more particularly described in and as shown on the easement map attached hereto as Exhibits "A-1" and "A-2" and by this reference made a part hereof.

The Developer does hereby grant, reserve and create an easement over, across and under Lot 11 and Lot 12, as described in and as shown on the easement maps attached hereto as Exhibits "A-1" and "A-2" and Exhibits "B-1" and "B-2", respectively, and by this reference made a part hereof for utility purposes for the benefit of the adjacent property lying southwesterly of Deception Shores PUD, being Lot 1, Short Plat No. 93-049 recorded under Auditor's File No. 9705160066.

The State of Washington is hereby granted an easement for ingress and egress over that portion of Lot 11 and Lot 12, as described in and as shown on the easement maps attached hereto as Exhibits "A-1" and "A-2" and Exhibits "B-1" and "B-2", respectively, and by this reference made a part hereof, for emergency access and official business by the Deception Pass State Park staff and/or employees and not for public access.

DATED this 27th day of August, 2004.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 30 2004
Amount Paid \$ 0
By [Signature] Skagit Co. Treasurer Deputy

[Signature]
Kathleen A. Brown

[Signature]
Matthew E. Brown



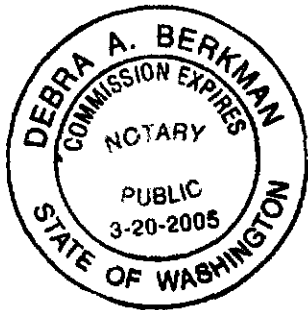
Rebecca Anne Hall
Rebecca Anne Hall

Jeffrey P. Heilman
Jeffrey P. Heilman

STATE OF WASHINGTON)
County of Skagit) ss.

This is to certify that on the 27th day of August, 2004, before me, the undersigned Notary Public in and for the State of Washington, personally appeared **KATHLEEN A. BROWN and MATTHEW E. BROWN**, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Debra A. Berkman
NOTARY PUBLIC in and for the State of
Washington, residing at Oak Harbor.
My commission expires 3-20-05.

STATE OF WASHINGTON)
County of Kitsap) ss.

This is to certify that on the 25th day of August, 2004, before me, the undersigned Notary Public in and for the State of Washington, personally appeared **REBECCA ANNE HALL**, to me known to be the individual described in and who executed the foregoing



instrument and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Marnie L. Turner
NOTARY PUBLIC in and for the State of
Washington, residing at KITSAP County.
My commission expires 4/1/08.

OREGON
STATE OF ~~WASHINGTON~~)
County of _____) ss.

This is to certify that on the _____ day of _____, 2004, before me, the undersigned Notary Public in and for the State of Washington, personally appeared **JEFFREY P. HEILMAN**, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Gail I. Barker
NOTARY PUBLIC in and for the State of
Oregon Washington, residing at _____
My commission expires 2-18-06





EXHIBIT "A-1"

Pacific Surveying & Engineering

www.psesurvey.com

LEGAL DESCRIPTION
FOR
INGRESS, EGRESS AND UTILITIES

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES SITUATED IN THAT PORTION OF GOVERNMENT LOT 4, SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, DECEPTION SHORES P.U.D., AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200109100117; THENCE ALONG THE WESTERLY LINE OF SAID LOT 11 SOUTH 06°53'19" EAST 34.11 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 49°14'35" EAST 32.47 FEET; THENCE NORTH 22°17'19" EAST 96.36 FEET TO THE SOUTHERLY MARGIN OF S. DECEPTION SHORES DRIVE, FROM WHICH CENTERLINE IS 20.00 FEET; THENCE ALONG SAID SOUTHERLY MARGIN ALONG A CURVE CONCAVE TO THE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 36°42'57" WEST 220.00 FEET, 57.01 FEET THROUGH A CENTRAL ANGLE OF 14°50'50" TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTHERLY MARGIN SOUTH 68°07'53" WEST 16.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,527 SQUARE FEET, MORE OR LESS.



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EXHIBIT "A-2"

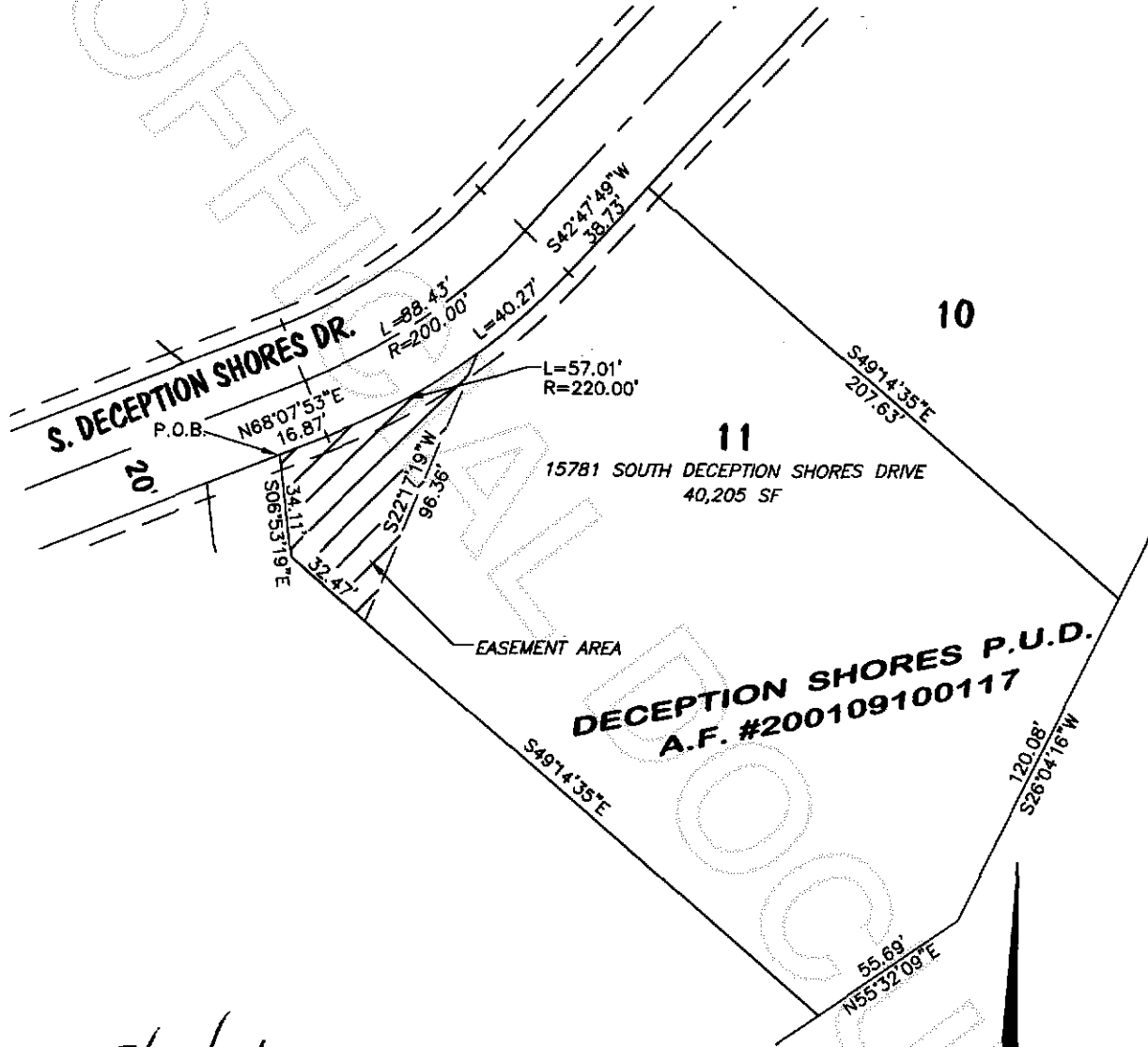
PACIFIC SURVEY & ENGINEERING INC
1812 CORNWALL AVE, BELLINGHAM, WA 98225 PHONE:671.7387 FAX:671.4685

EMAIL: pse@pseurvey.com
www.pseurvey.com



EASEMENT EXHIBIT

SITUATE IN A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6,
TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., SKAGIT COUNTY, WASHINGTON



5/21/04



LOT 11, DECEPTION SHORES PUD

SCALE: 1"=60'

PROJECT: 99016 DWG: water_easement_lot6 DATE: 5/10/04



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Skagit County Auditor



Pacific Surveying & Engineering

EXHIBIT "B-1"

1812 Cornwall Avenue ^ Bellingham, WA 98225
Phone 360.671.7387 ^ Fax 360.671.4685
E-mail pse@psurvey.com

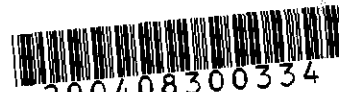
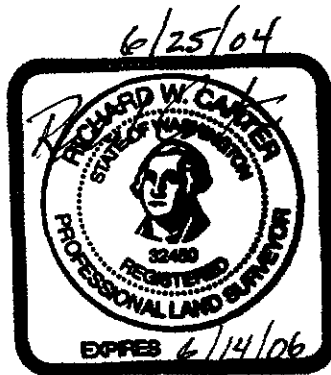
www.psurvey.com

LEGAL DESCRIPTION
FOR
UTILITIES

AN EASEMENT FOR UTILITIES SITUATED IN THAT PORTION OF GOVERNMENT LOT 4, SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, DECEPTION SHORES P.U.D., AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200109100117, BEING ON THE SOUTHERLY MARGIN OF S. DECEPTION SHORES DRIVE, FROM WHICH CENTERLINE IS 20.00 FEET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 12 SOUTH 06°53'19" EAST 34.11 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 49°14'35" EAST 32.47 FEET; THENCE PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 12, SOUTH 40°45'25" WEST 170.00 FEET TO THE SOUTHWESTERLY LINE THEREOF; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 49°14'35" WEST 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 40°45'25" EAST 133.91 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE NORTH 06°53'19" WEST 53.56 FEET TO SAID SOUTHERLY MARGIN OF S. DECEPTION SHORES DRIVE; THENCE ALONG SAID SOUTHERLY MARGIN NORTH 68°07'53" EAST 25.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,241 SQUARE FEET, MORE OR LESS.



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EXHIBIT "B-2"

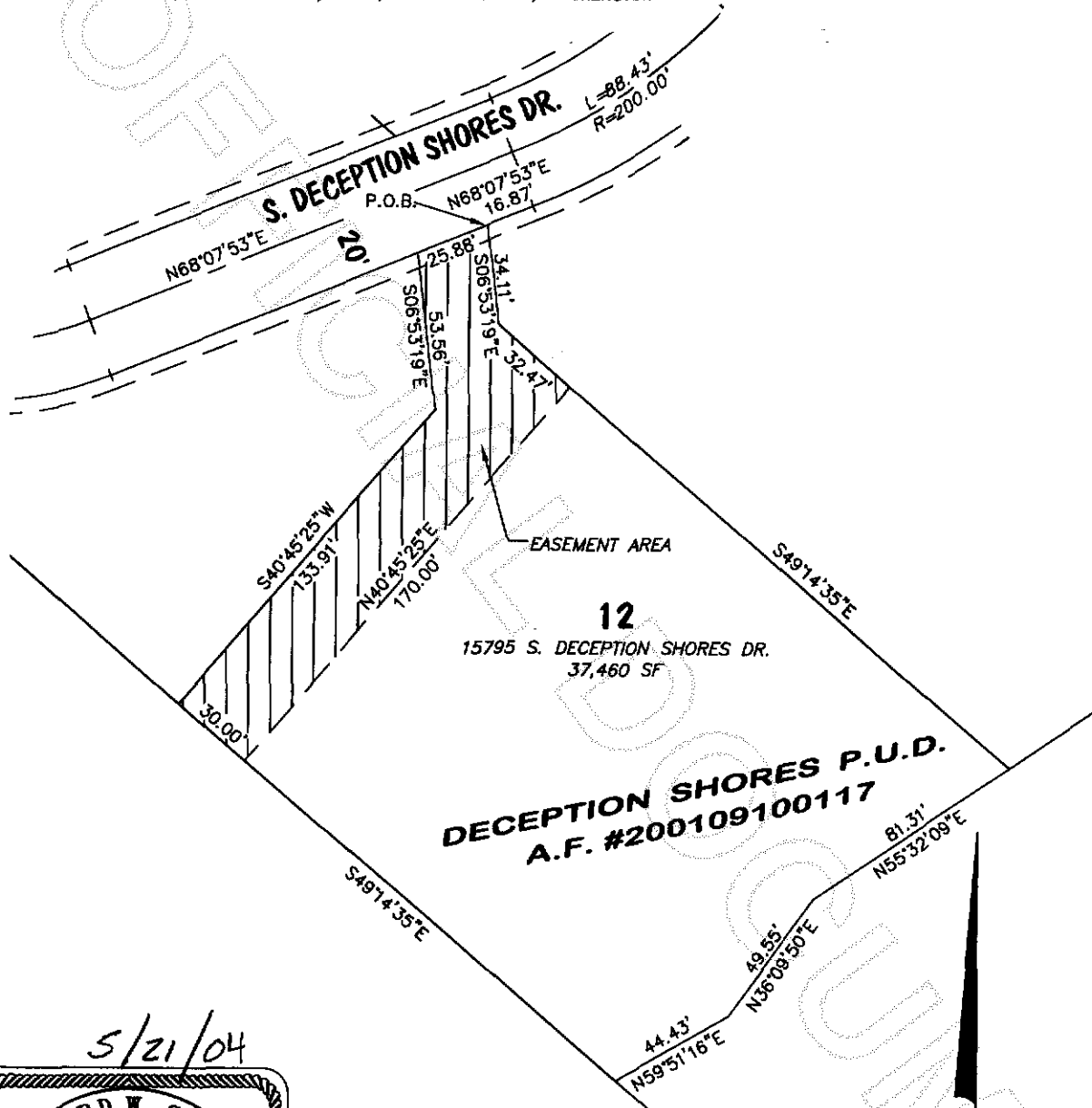
PACIFIC SURVEY & ENGINEERING INC
1812 CORNWALL AVE, BELLINGHAM, WA 98225 PHONE:671.7387 FAX:671.4685

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www.pseurvey.com

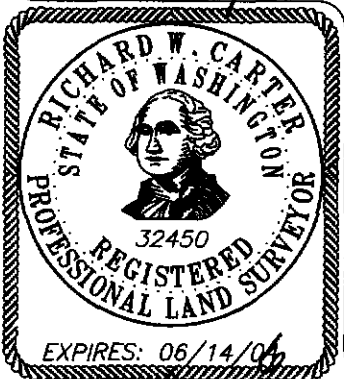


EASEMENT EXHIBIT

SITUATE IN A PORTION OF GOVERNMENT LOTS 3, 4, 5 AND 6,
TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., SKAGIT COUNTY, WASHINGTON



5/21/04



LOT 12, DECEPTION SHORES PUD

SCALE: 1"=60'

PROJECT: 99016 DWG: water_easement_lot6



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