

1 **RETURN TO:**  
2 CHANCEY C. CROWELL  
3 POST OFFICE BOX 2866  
4 WENATCHEE, WA 98807



200408310086

Skagit County Auditor

8/31/2004 Page

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4 12:06PM

11  
12 **LAND TITLE OF SKAGIT COUNTY**

13 **GRANT OF EASEMENT**

14  
15 **Grantors:** Larry G. Hower and I. Lynne Hower, Trustees of the Hower Revocable  
16 Living Trust.

17 **Grantees:** Bearrach McMonagle, a single person and Jennifer Glyzinski, a single  
18 person.

19 **Legal Desc. (abbrev.):** A portion of Section 22, Township 36 North, Range 3, E.W.M,  
20 Skagit County, Washington. Additional legal descriptions on Pages 1 and 2.

21 **Tax Parcel No.:** 360322-2-003-0002, 360322-2-006-0009 & 360322-2-007-0008 .  
22  
23  
24

25 COME NOW, Larry G. Hower and I. Lynne Hower, Trustees of the  
26 Hower Revocable Living Trust, the owners of real property situate in Skagit County,  
27 Washington, more particularly described as follows:  
28

29 That portion of the Northeast Quarter of the Northwest Quarter of Section 22,  
30 Township 36 North, Range 3 East, W.M., described as follows:  
31

32 Beginning at the Southwest Quarter of the Northeast Quarter of the Northwest  
33 Quarter, thence East 220 feet along the South line of said Northeast Quarter of  
34 the Northwest Quarter; thence in a Northerly direction to a point on the West  
35 line of said Northeast Quarter of the Northwest Quarter 330 feet North of the

GRANT OF EASEMENT - 1 SKAGIT COUNTY WASHINGTON CHANCEY C. CROWELL  
REAL ESTATE EXCISE TAX

AUG 31 2004

Amount Paid \$  
By Skagit Co. Treasurer Deputy  
hp

Attorney at Law  
925 Fifth Street, Suite B  
Post Office Box 2866  
Wenatchee, WA 98807-2866  
(509) 667-9377

1 Southwest corner of said Northeast Quarter of the Northwest Quarter, thence  
2 South along said West line to the point of beginning.  
3

4 The Northwest Quarter of the Northwest Quarter of Section 22, Township 36  
5 North, Range 3 East, W. M., lying Northeasterly of the county road, except  
6 the West 10 acres of the Northwest Quarter of the Northwest Quarter of said  
7 Section 22, lying North and Easterly of the right of way of the county road,  
8 as same as was established and constructed on July 14, 1938 and except that  
9 portion conveyed to Larry G. Hower ETUX by Deed Recorded August 14,  
10 1978, under Auditor's File No. 885459.  
11

12 The West 10 acres of the Northwest Quarter of the Northwest Quarter of  
13 Section 22, Township 36 North, Range 3 East, W.M., lying Northerly and  
14 Easterly of the right of way of the county road, as same was established and  
15 constructed on July 14, 1938.  
16

17 hereinafter referred to as "encumbered property", and grant a non exclusive easement to  
18 Bearrach McMonagle, a single person and Jennifer Glyzinski, a single person for ingress,  
19 egress and utilities, for the benefit of real property situate in Skagit County, Washington,  
20 more particularly described as follows:  
21

22 The Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 22, Township 36 North, Range  
23 E.W.M., situate in the County of Skagit, State of Washington.  
24

25 hereinafter referred to as "benefitted property". Said easement shall be for the purposes of  
26 ingress, egress and utilities being sixty (60) feet in width over and across the encumbered  
27 property, being thirty (30) feet on each side of the following described centerline:  
28

29 Legal description of centerline attached hereto and incorporated herein by this  
30 reference as Exhibit "A".  
31

32 Said easement shall be subject to the Covenants Regarding Grant of Easement executed and  
33 recorded simultaneous herewith.  
34

35 Said easement shall perpetually benefit the benefitted property, shall perpetually encumber  
36 the encumbered property and shall run with the land.  
37  
38

GRANT OF EASEMENT - 2

**CHANCEY C. CROWELL**

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1  
2 DATED this 12<sup>th</sup> day of August, 2004.  
3  
4

5 Larry G. Hower, Trustee  
6 Larry G. Hower, Trustee  
7  
8  
9

10  
11 I. Lynne Hower, Trustee  
12 I. Lynne Hower, Trustee  
13  
14

15  
16 STATE OF WASHINGTON )  
17 ) ss.  
18 County of Skagit)  
19  
20

21 I certify that I know or have satisfactory evidence that Larry G. Hower and I. Lynne  
22 Hower are the persons who appeared before me, and said persons acknowledged that  
23 persons signed this instrument, on oath stated that they are authorized to execute the  
24 instrument and acknowledged it as the Trustees of the Hower Revocable Living Trust to  
25 be the free and voluntary act of such party for the uses and purposes mentioned in the  
26 instrument.  
27

28 DATED this 12<sup>th</sup> day of August, 2004.  
29  
30

31 Cathleen McMonagle  
32 Cathleen McMonagle  
33 Notary Public in and for the  
34 State of Washington, residing  
35 at Wenatchee  
36 Commission Expires: 05/19/07  
37



GRANT OF EASEMENT - 3

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EXHIBIT "A"

An Easement for ingress, egress and utilities being 60 feet in width over, under and across portions of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 22, Township 36 North, Range 3 East, W.M., lying 30 feet on each side of the following described centerline:

Beginning at a point on the south line of said Northeast Quarter of the Northwest Quarter lying South 89 Degrees 45'28" East 183.84 feet from the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North 33 Degrees 45'47" West a distance of 453.60 feet to the beginning of a curve to the left having a radius point bearing South 56 Degrees 14'13" West at a distance of 285.00 feet; thence Northwesterly along said curve an arc distance of 231.06 feet through a central angle of 46 Degrees 27'04"; thence North 80 Degrees 12'51" West a distance of 288.75 feet; thence North 87 Degrees 06'05" West a distance of 21.20 feet to the beginning of a curve to the left having a radius point bearing south 2 Degrees 53'55" West at a distance of 317.30 feet; thence Westerly along said curve an arc distance of 141.66 feet through a central angle of 25 degrees 34'48"; thence South 67 Degrees 19'07" West a distance of 67.19 feet; thence South 74 Degrees 08'27" West a distance of 154.49 feet; thence South 79 Degrees 27'04" West a distance of 85.91 feet to the beginning of a curve to the left having a radius point bearing South 10 Degrees 32'56" East at a distance of 48.50 feet; thence Southerly along said curve an arc distance of 101.88 feet through a central angle of 120 Degrees 21'40"; thence South 40 Degrees 54'37" East a distance of 80.95 feet to the beginning of a curve to the right having a radius point bearing south 49 Degrees 05'23" West at a distance of 45.00 feet; thence southerly along said curve an arc distance of 63.09 feet through a central angle of 80 Degrees 19'35" to the existing centerline of the Blanchard Road (J.B. Legg Road) being the terminus of said centerline description. The side lines of said 60 foot wide easement are shortened or extended to intersect with adjacent property boundaries and excepting from the above-described easement that portion within the right-of-way of the Blanchard Road (J.B. Legg Road).



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