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Skagit County Auditor

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RETURN TO:

**LAW OFFICE**  
of

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

Document Title: Grant of Easement

Reference number of documents assigned or released: N/A

Grantors: Martin E. Loberg and Jasmine M. Loberg, H&W

Grantees: Phillip J. Sedlacek and Diane P. Sedlacek, H&W

Partial Legal Description: (full legals on Exhibits 1 and 2)

Lots 8 & 9, "PLAT OF DUNLAP & JENNE'S CAMPING TRACTS," as per plat recorded in Volume 4 of Plats, page 48, records of Skagit County, Washington.

Assessor's Parcel/Tax I.D. Number: P65148; P65149

**GRANT OF EASEMENT**

**THE GRANTORS**, Martin E. Loberg and Jasmine M. Loberg, husband and wife, the owners of real property described in Exhibit 1 hereto, for no consideration, convey and quitclaim to **GRANTEES**, Phillip J. Sedlacek and Diane P. Sedlacek, husband and wife, a perpetual and permanent easement, to run with the land for purposes of meeting Skagit County minimum setback requirements for the Grantees' existing structure over and across the southerly 15.87 feet of the northerly 98.71 feet of the easterly 6 feet of that real property described in Exhibit 1 hereto.

Grantors agree that it shall not construct any permanent structures within the easement area.

This easement is for the benefit of the Grantees and future owners of real property legally described in Exhibit 2 hereto. The rights and obligations herein shall inure to the benefit of and bind the successors of Grantors and Grantees.

SKAGIT COUNTY PROPERTY  
REAL ESTATE EXCISE TAX

Dated this 22nd day of February 2005.

FEB 22 2005

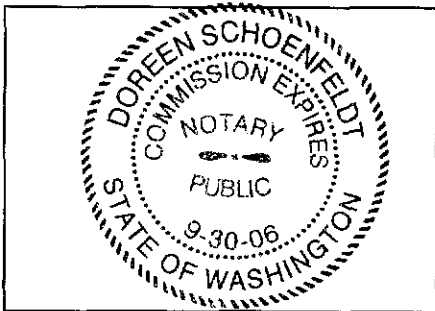
Martin E. Loberg  
MARTIN E. LOBERG

Jasmine M. Loberg  
JASMINE M. LOBERG

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Martin E. Loberg and Jasmine M. Loberg, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22nd day of February 2005.



Doreen Schoenfeldt  
Notary Public in and for the state of Washington  
Residing at: Sedro-Woolley  
My commission expires: 09/30/2006  
Printed Name: Doreen Schoenfeldt



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EXHIBIT 1

Lot 9, "PLAT OF DUNLAP & JENNE'S CAMPING TRACTS," as per plat recorded in Volume 4 of Plats, page 48, records of Skagit County, Washington,

EXCEPT the Southerly 91.50 feet of the Northerly 109.34 feet of the easterly two feet thereof.

TOGETHER WITH that portion of the vacated Harold R. Roney Road #295 adjacent to said premises which upon vacation, reverted to said premises by operation of law, as contained in final order of vacation recorded May 16, 1991, under Auditor's File No. 9105160020, records of Skagit County, Washington.

TOGETHER WITH tidelands of the second class tidelands, as conveyed by the state of Washington, lying in front of and adjacent thereof,

EXCEPT any portion of said tidelands contained within a tract conveyed by the state of Washington to John Earle as tidelands suitable for the cultivation of oysters, through deed issued October 15, 1901, under application no. 3254.

TOGETHER WITH a non-exclusive easement for road purposes, 16 feet in width along the base of the hill through Lots 4, 5, 6, 7 and 8 and through Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., lying North of Harold R. Roney Road #295 to a road now constructed and running up the hill and connecting with the present traveled County road. As granted in deed from George I. Dunlap et al, recorded March 28, 1927, in Volume 142 of Deeds, page 592, records of Skagit County, Washington.

Situate in the county of Skagit, state of Washington.



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EXHIBIT 2

Lot 8, "PLAT OF DUNLAP & JENNE'S CAMPING TRACTS," as per plat recorded in Volume 4 of Plats, page 48, records of Skagit County, Washington,

TOGETHER WITH the Southerly 91.50 feet of the Northerly 109.34 feet of the easterly two feet of Lot 9 of said Plat.

TOGETHER WITH that portion of the vacated Harold R. Roney Road #295 which has reverted thereto by operation of law.

TOGETHER WITH that certain portion of second class tidelands conveyed by the state of Washington by Deed under Auditor's File No. 240485, situate in front of adjacent to or abutting thereon and lying between the East and West lines of said Government Lot 2, extended Northerly,

EXCEPT that portion of said tidelands lying within the boundaries of a tract conveyed by the state of Washington to Jon Earls for cultivation of oysters by Deed dated October 15, 1901, recorded November 9, 1942, in Volume 187 of Deeds, page 427, under Auditor's File No. 357411, and

ALSO EXCEPT mineral rights as reserved by the state of Washington in Deed recorded January 21, 1931 under Auditor's File No. 240485.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress 16 feet in width along base of hill as established by Deed dated February 23, 1927 and recorded December 11, 1933 under Auditor's File No. 259121 over and across Lots 4, 5, 6 and 7 of said plat and over and across a portion of Government Lot 1 of Section 26, Township 36 north, Range 2 East, W.M.

Situate in the county of Skagit, state of Washington.



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