



200504180223  
Skagit County Auditor

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## EASEMENT AGREEMENT

The foregoing sets forth an Easement Agreement for the following described property:

Hooton Property:

The East 67.6 feet of Lot 25, as measured along the North line of said Lot; Sunset West, according to the plat thereof recorded in Volume 9 of Plats, page 98, records of Skagit County, Washington, referred to herein as the East half of Lot 25. P69943

Carson/Taylor Property:

The West 68.20 feet of Lot 25, as measured along the North line of said Lot; Sunset West, according to the plat thereof recorded in Volume 9 of Plats, page 98, records of Skagit County, Washington, referred to herein as the West half of Lot 25. P69942

THOMAS M. CARSON and CAROL A. TAYLOR ("Carson/Taylor"), are owners of the West half of Lot 25 and NORRIS A. HOOTON AND MARY I. HOOTON ("Hooton"), are owners of the east half of Lot 25.

The parties have made certain improvements along the property line dividing the east half of Lot 25 from the west half ("the property line") and enter into this agreement to acknowledge each other's permission to do so.

Hooton grants to Carson/Taylor an easement for the following improvements:

1. An easement to utilize the set back area on the eastern portion of the west half of Lot 25 to accommodate the garage constructed by Carson/Taylor in 1991. The easement extends 8 feet onto the western portion of the eastern half of Lot 25 for a distance of 30 feet along the west boundary of the east half of Lot 25 beginning approximately 123 feet north of the south end of the property line between the west half of Lot 25 and the east half of Lot 25. The owners of the west half of Lot 25 are granted access to the easement area for building maintenance purposes. The owners of the eastern half of Lot 25 are limited to building in that setback within twice the normal side yard setback requirements from the property line or the amount necessary to maintain minimum building separation.

2. An easement for landscaping along the property line in the following areas:
  - a. For trees and shrubs the length of the set back area easement set forth above, not to exceed the height of the garage.
  - b. For plantings not to exceed 10' in height for a distance of 75' north of the garage along the property line and between the property line and the swale described below.
  - c. For a swale to be maintained within an area not to exceed 10' east of the property line from the north edge of the existing driveway to Lot 26 to the north end of the property line.
3. An access easement over the southern portion of the existing driveway on the eastern half of Lot 25 for ingress and egress to the western half of Lot 25, together with an easement for utilities, cable connection, and a curtain drain within the common portion of the driveway.

Carson/Taylor grants to Hooton an easement for cable originating on the western half of Lot 25. The cable lies approximately 19 feet north of the south property line of Lot 25 and runs to a connection box approximate 3 feet west of the east line of the west half of Lot 25 and then to the County Road.

Hooton and Carson/Taylor agree that maintenance of the improvements set forth above shall be the responsibility of the owners of the western half of Lot 25. Maintenance of the common portion of the driveway shall be shared equally between the owners of the east half of Lot 25 and the owners of the west half of Lot 25. Maintenance of the existing rock wall and plantings along the western edge of the southern portion of the common driveway shall be performed by the owners of the western half of Lot 25.

Assessor's Property Tax Parcel Account Number(s): ~~P880455/P862854~~ <sup>P69942 (Carson Taylor)</sup> <sup>P69943 (Hooton)</sup>

DATED this 5 day of April, 2005.

Thomas M. Carson  
THOMAS M. CARSON

Carola Taylor  
CAROL A. TAYLOR

Norris A. Hooton  
NORRIS A. HOOTON

Mary I. Hooton  
MARY I. HOOTON

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

APR 18 2005

Amount Paid \$  
By: [Signature]  
Skagit County Treasurer Deputy



200504180223  
Skagit County Auditor

