



200511100065

Skagit County Auditor

11/10/2005 Page

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4 10:18AM

GRANT OF EASEMENT

Grantor(s) Frank H. Durksen, a married man as his separate property

Grantee(s) Frank H. Durksen, a married man as his separate property

Grantor's Abbreviated legal description: (033 AC) Hillcrest Terrace Add to Ana Lt.12

Grantor's Assessor's Parcel/Tax ID No. P57527/3797-000-012-0007

Grantee's Abbreviated legal description: (0.28 AC) Hillcrest Terrace Add to Ana Lt. 11

Grantee's Assessor's parcel/Tax ID No.: P57526/3797-000-011-0008

1. THE GRANTOR(S), FRANK H. DURKSEN, is the owner of the following property, herein referred to as the subservient property:

Attached as "A"

2. THE GRANTEE(S), FRANK H. DURKSEN, is the owner of the following property, hereby referred to as the dominant property:

Attached as "B"

3. The Grantors hereby grant to the Grantees as easement for residential ingress and egress and utilities over the subservient property to serve residential use for residences lawfully situated on the dominate property and to serve subsequent lawful residential or private recreational development or construction on the dominant property. This easement is to the benefit of and appurtenant to the property described above. Said easement is described herein as follows:

over and upon the existing driveway.

4. Grantees shall have the right, at their own expense, to pave and drain the easement hereby granted provided that no improvements to the easement shall touch or interfere with the remaining portion of the subservient property. Nor shall the grantees conduct any activity on the easement that constitutes a nuisance or that interferes with unreasonably with the grantor's use of the remaining portion of the subservient property. This easement is for the period during which the existing driveway is in use. It is not the intention of Grantor to extend this easement to any new use or structure which may interfere. Grantors reserve the right to use the easement for their own proposes provided they do not damage the improvements made by the grantees or do not

EXHIBIT "A"

New Lot 12:

That portion of Lots 11 and 12, "HILLCREST TERRACE ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 7, pages 81 and 82, records of Skagit County, Washington, lying Westerly of the following described line:

Beginning at a point that lies South $89^{\circ}25'W$ 101.05 feet along the North lines of said Lots 11 and 12 from the Northeast corner of Lot 11;
thence South $21^{\circ}44'01''$ East a distance of 79.29;
thence South $70^{\circ}39'45''$ West a distance of 8.08 feet;
thence South $21^{\circ}36'15''$ East a distance of 59.43 feet to the South line of said Lot 11 and the terminus of this line description.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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EXHIBIT "B"

New Lot 11:

That portion of Lots 11 and 12, "HILLCREST TERRACE ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 7, pages 81 and 82, records of Skagit County, Washington, lying Easterly of the following described line:

Beginning at a point that lies South $89^{\circ}25'W$ 101.05 feet along the North lines of said Lots 11 and 12 from the Northeast corner of Lot 11;
thence South $21^{\circ}44'01''$ East a distance of 79.29;
thence South $70^{\circ}39'45''$ West a distance of 8.08 feet;
thence South $21^{\circ}36'15''$ East a distance of 59.43 feet to the South line of said Lot 11 and the terminus of this line description.

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