



200602210169
Skagit County Auditor

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Wilma Louia
P. O. Box 675
~~Mt. Vernon, WA 98233~~
Burlington
Parcel No.: P46971 and P46973
Legal Desc.: Ptn. GL 2 Sec. 25, Twp. 36 N., Rge. 2 E

LAND TITLE OF SKAGIT COUNTY

m-16090

EASEMENT

THE GRANTORS, WILMA LOUIA, as her separate property, for and in consideration of Granting of Easement rights and no other consideration, convey to

THE GRANTEES Larry Omdal and Desiree Omdal husband and wife

and to their heirs, successors and assigns in ownership of the property described on **Exhibit "B"** attached hereto, an exclusive easement for view preservation over and across the following described tract in attached

Exhibit A:

It is intended that the terms of this easement preserve the same line of sight as that described in instrument recorded on December 2, 1981 under Auditor's file number 8112020003 records of Skagit County. The Grantor and her successors and/or assigns shall be allowed to add a second story to the existing structure.

Easement described in attached Exhibit "A"

This Easement Agreement is executed the 21st day of February, 2006.

Wilma Louia
Wilma Louia

Larry Omdal
Larry Omdal

Desiree Omdal
Desiree Omdal

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 21 2006

Amount paid to
Skagit Co. Treasurer
By [Signature] Deputy

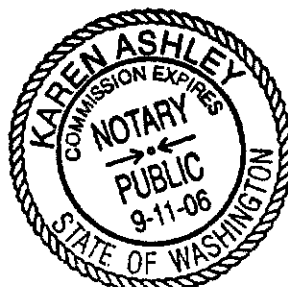
STATE OF WASHINGTON }
 }ss
County of Skagit }

I certify that I know or have satisfactory evidence that **Wilma Louia** is/are the person(s) who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 21 day of FEBRUARY, 2006.

Karen Ashley KAREN ASHLEY
Notary Public in and for the
State of Washington, residing at
SEDRO-WOOLLEY

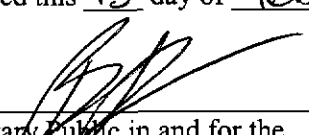
My appointment expires 9/11/06.



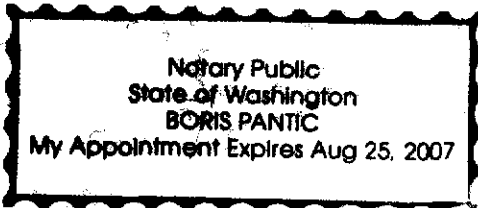
STATE OF WASHINGTON }
County of ~~Skagit~~ King } ss

I certify that I know or have satisfactory evidence that **Larry Omdal and Desiree Omdal** is/are the person(s) who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 15 day of February, 2006.


Notary Public in and for the
State of Washington, residing at
Redmond, WA

My appointment expires August 25, 2007



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No obstruction of view by either plantings or buildings is to be allowed on the below-described parcel lying west of the west wall of the existing residential structure as of this date

Exhibit A-Servient

PARCEL "A":

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section; thence North 88°07'33" East along the meander line 219.05 feet; thence South 0°02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning; thence North 89°58' West a distance of 20 feet, more or less, to the East line of that certain tract sold to Paul Billeter et ux by instrument recorded July 26, 1967, under Auditor's File No. 702409; thence South along said East line and said East line extended, a distance of 83 feet, more or less, to a point which bears North 89°58' West a point on the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, which lies 83 feet from the South line of said Metzker Tract when measured along said East line; thence South 89°58' East a distance of 148.83 feet, more or less, to the East line of said Green Tract; thence North along the East line of said Green Tract 83 feet to the South line of the said Metzker Tract; thence West along said South line 129.64 feet to the true point of beginning,

EXCEPT that portion lying West of the East line of the following described tract:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.; thence Easterly along the meander line 219.05 feet; thence South 33.56 feet to the true point of beginning; thence South 430 feet, more or less, to the County road; thence West 20 feet; thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed to James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052; thence West 10.78 feet; thence North 50 feet; thence East 30 feet to the point of beginning.
(Said Parcel also known as Tract A of Short Plat No. 35-73.)

TOGETHER WITH an easement for ingress, egress and utilities of the East 10 feet of Tracts B and C of said Short Plat No. 35-73.

Situate in the County of Skagit, State of Washington.

- Continued -



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DESCRIPTION CONTINUED:

PARCEL "B":

An undivided 1/16th interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence Easterly along the meander line 219.05 feet;
thence South 33.56 feet to the true point of beginning;
thence South 430 feet, more or less, to the County road;
thence West 20 feet;
thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052;
thence West 10.78 feet;
thence North 50 feet;
thence East 30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section;
thence North 88°07'33" East along the meander line, 219.05 feet;
thence South 0°02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning;
thence North 8°58' West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409;
thence South along said East line 79.20 feet, more or less, to the Southeast corner of said Billeter tract;
thence West along the South line of said Billeter tract 15 feet;
thence South 0°02' West, 180 feet, more or less, to the North line of the existing public road commonly referred to as the Blue Heron Road;

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DESCRIPTION CONTINUED:

PARCEL "C" Continued:

thence North 86°27'50" East along the North line of said road, 40 feet, more or less, to a point which lies South 86°27'50" West, 121.72 feet from the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road;

thence North 0°02' East 144.20 feet;

thence North 25°10'42" East 35.37 feet;

thence North 0°02' East, 83.00 feet, more or less, to the South line of said Metzker tract;

thence East along said South line a distance of 20 feet, more or less, to the true point of beginning,

EXCEPT that portion thereof lying within the boundaries of the above described Parcels "G" and "H".

Situate in the County of Skagit, State of Washington.

PARCEL "D":

TOGETHER WITH an undivided 1/16th interest in the following described real property:

Tidelands of the second class, situated in front of, adjacent to or abutting upon that part of the shoreline of Lot 2, Section 25, Township 36 North, Range 2 East, W.M., extending from the Northwest corner of said lot to a point South 87°22' East 351.2 feet from said Northwest corner of said lot,

EXCEPT the West 2 chains thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

TOGETHER WITH an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;

thence East 109 feet to the true point of beginning;

thence East along the meander line 239.65 feet;

thence South 44.55 feet;

thence West 239.65 feet, more or less;

thence North 30 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit B
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THAT PORTION OF GOVERNMENT LOT 2, SECTION 25, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CONCRETE MARKER FOR THE MEANDERING CORNER ON THE WEST SECTION LINE OF SAID SECTION; THENCE NORTH 88°07'33" EAST ALONG THE MEANDER LINE 219.05 FEET; THENCE SOUTH 0°02' WEST 193.56 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND SOLD TO JAMES C. METZKER BY INSTRUMENT RECORDED MAY 4, 1972, UNDER AUDITOR'S FILE NO. 767775; THENCE NORTH 89°58' WEST A DISTANCE OF 20 FEET, MORE OR LESS, TO THE EAST LINE OF THAT CERTAIN TRACT SOLD TO PAUL BILLETER ET UX, BY INSTRUMENT RECORDED JULY 26, 1967, UNDER AUDITOR'S FILE NO. 702409; THENCE SOUTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED, A DISTANCE OF 83 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 89°58' WEST FROM A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROBERT E. GREEN BY DEED RECORDED MAY 20, 1944, UNDER AUDITOR'S FILE NO. 371659, WHICH LIES 83 FEET FROM THE SOUTH LINE OF SAID METZKER TRACT WHEN MEASURED ALONG SAID EAST LINE, THENCE CONTINUING ALONG THE EXTENSION OF THE EAST LINE OF SAID BILLETER TRACT, A DISTANCE OF 76 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 89°58' WEST FROM A POINT ON THE EAST LINE OF SAID GREEN TRACT WHICH LIES 159 FEET FROM THE SOUTH LINE OF SAID METZKER TRACT WHEN MEASURED ALONG THE EAST LINE OF THE SAID GREEN TRACT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EXTENSION OF THE EAST LINE OF SAID BILLETER TRACT A DISTANCE OF 100.20 FEET MORE OR LESS TO A POINT WHICH BEARS SOUTH 86°17'50" WEST FROM A POINT ON THE EAST LINE OF SAID GREEN TRACT WHICH LIES 251.33 FEET FROM THE SOUTH LINE OF SAID METZKER WHEN MEASURED ALONG THE SOUTH LINE OF SAID GREEN TRACT; THENCE NORTH 86°27'50" EAST MORE OR LESS TO THE EAST LINE OF SAID GREEN TRACT; THENCE NORTH ALONG SAID EAST LINE 92.33 FEET; THENCE NORTH 89°58' WEST 122.93 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE MEANDER CORNER COMMON TO SECTIONS 25 AND 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.; THENCE EASTERLY ALONG THE MEANDER LINE 219.05 FEET; THENCE SOUTH 33.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 430 FEET, MORE OR LESS, TO THE COUNTY ROAD; THENCE WEST 20 FEET; THENCE NORTH 380 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED BY JAMES H. MILES AND MABEL M. MILES, HUSBAND AND WIFE, TO MARTIN M. BUCKNER AND EDNA L. BUCKNER, HUSBAND AND WIFE, BY QUIT CLAIM DEED DATED MAY 25, 1961, AND RECORDED AUGUST 26, 1963, UNDER AUDITOR'S FILE NO. 640052; THENCE WEST 10.78 FEET; THENCE NORTH 50 FEET; THENCE EAST 30 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION IF ANY, LYING SOUTH OF THE NORTH LINE OF THE EXISTING BLUE HERON ROAD.

TOGETHER WITH AN UNDIVIDED 1/16TH INTEREST IN AN IRREGULAR SHAPED ROADWAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MEANDER CORNER COMMON TO SECTIONS 25 AND 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.; THENCE EASTERLY ALONG THE MEANDER LINE 219.05 FEET; THENCE SOUTH 33.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 430 FEET, MORE OR LESS, TO THE COUNTY ROAD; THENCE WEST 20 FEET; THENCE NORTH 380 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN PARCE

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Exhibit B
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CONVEYED BY JAMES H. MILES AND MABEL M. MILES, HUSBAND AND WIFE, TO MARTIN M. BUCKNER AND EDNA L. BUCKNER, HUSBAND AND WIFE, BY QUIT CLAIM DEED DATED MAY 25, 1961 AND RECORDED AUGUST 26, 1963, UNDER AUDITOR'S FILE NO. 640052; THENCE WEST 10.78 FEET; THENCE NORTH 50 FEET; THENCE EAST 30 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH AND SUBJECT TO AN EASEMENT MORE PARTICULARLY DESCRIBED IN EXHIBIT "X".

EXHIBIT "X"

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF GOVERNMENT LOT 2, OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING CONCRETE MARKER FOR THE MEANDERING CORNER ON THE WEST SECTION LINE OF SAID SECTION; THENCE NORTH $88^{\circ}07'33''$ EAST ALONG THE MEANDER LINE 219.05 FEET; THENCE SOUTH $0^{\circ}02'$ WEST 193.56 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND SOLD TO JAMES C. METZKER BY INSTRUMENT RECORDED MAY 4, 1972, UNDER AUDITOR'S FILE NO. 767775, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH $89^{\circ}58'$ WEST A DISTANCE OF 20 FEET, MORE OR LESS, TO THE EAST LINE OF THAT CERTAIN TRACT OF LAND SOLD TO PAUL BILLETER AND EDNA H. BILLETER, HUSBAND AND WIFE, BY INSTRUMENT RECORDED JULY 26, 1967, UNDER AUDITOR'S FILE NO. 702409; THENCE SOUTH ALONG SAID EAST LINE 79.20 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID BILLETER TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID BILLETER TRACT 15 FEET; THENCE SOUTH $0^{\circ}02'$ WEST 180 FEET, MORE OR LESS, TO THE NORTH LINE OF THE EXISTING PUBLIC ROAD COMMONLY REFERRED TO AS THE BLUE HERON ROAD; THENCE NORTH $86^{\circ}27'50''$ EAST ALONG THE NORTH LINE OF SAID ROAD 40 FEET, MORE OR LESS, TO A POINT WHICH LIES SOUTH $86^{\circ}27'50''$ WEST 121.72 FEET FROM THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROBERT E. GREEN BY DEED RECORDED MAY 20, 1944, UNDER AUDITOR'S FILE NO. 371659, WHEN MEASURED ALONG THE NORTH LINE OF SAID ROAD; THENCE NORTH $0^{\circ}02'$ EAST 144.20 FEET; THENCE NORTH $25^{\circ}10'42''$ EAST 35.37 FEET; THENCE NORTH $0^{\circ}02'$ EAST 83.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID METZKER ROAD; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 20 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE MEANDER CORNER COMMON TO SECTIONS 25 AND 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.; THENCE EASTERLY ALONG THE MEANDER LINE 219.05 FEET; THENCE SOUTH 33.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 430 FEET, MORE OR LESS, TO THE COUNTY ROAD; THENCE WEST 20 FEET; THENCE NORTH 380 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED BY JAMES H. MILES AND MABEL M. MILES, HUSBAND AND WIFE, TO MARTIN M. BUCKNER AND EDNA L. BUCKNER, HUSBAND AND WIFE, BY QUIT CLAIM DEED DATED MAY 25, 1961 AND RECORDED AUGUST 26, 1963, UNDER AUDITOR'S FILE NO. 640052; THENCE WEST 10.78 FEET; THENCE NORTH 50 FEET; THENCE EAST 30 FEET TO THE POINT OF BEGINNING.

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TOGETHER WITH AN UNDIVIDED 1/16TH INTEREST IN THE FOLLOWING DESCRIBED REAL PROPERTY:

TIDELANDS OF THE SECOND CLASS, SITUATED IN FRONT OF, ADJACENT TO OUR ABUTTING UPON THAT PART OF THE SHORE LINE OF LOT 2, SECTION 25, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., EXTENDING FROM THE NORTHWEST CORNER OF SAID LOT TO A POINT SOUTH 87°22' EAST 351.2 FEET FROM SAID NORTHWEST CORNER OF SAID LOT, EXCEPT THE WEST 2 CHAINS THEREOF.

Together with an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Section 25, and 26, Township 36 North, Range 2 East, W.M.; thence East 109 feet to the true point of Beginning; thence East along the meander line 239.65 feet; thence South 44.55 feet; thence West 239.65 feet, more or less; thence North 30 feet to the true point of Beginning.

Official Records

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