AFTER RECORDING RETURN TO:

Name Brett A. Hanson

Address P.O. Box 323

City, State, Zip Bow Wa 98232

200606260154 Skagit County Auditor

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Abbrev.Leg. Ptn of NE ¼ of NW ¼ of Section 18, T35N, R6E, W.M. Tax Acct. No. 350618-2-001-0206/P41634 & 350618-2-001-0008/P41633

GRANT OF EASEMENT

THE GRANTOR, ROGER W. HEGWALD, a single man,

for and in consideration of the mutual covenants and agreements herein, and for no monetary consideration, conveys and quitelaims to:

GRANTEES, BRETT A. HANSON, a single man and SHARON K. RIPLEY, a single woman,

an easement for utilities, as described and set forth below:

Grantor is the owner of property fully described on EXHIBIT A, which is attached hereto and by this reference incorporated herein, hereafter described as the "Hegwald property," and being the servient, or burdened property.

Grantees are the owners of property fully described on EXHIBIT B, which is attached hereto and by this reference incorporated herein, hereafter described as "Hanson-Ripley property," and being the dominant, or benefited property.

Grantor hereby grants to Grantees an easement over, under and through the West Twenty (20) feet of the Hegwald property, hereafter referred to as the "Easement Area," The easement is granted for utilities, including, but not necessarily limited to, electrical power, telephone, water, and gas lines, under, over and through the easement area.

All costs of installation, repair, maintenance and replacement of the any utility lines serving the Hanson-Ripley property shall be the responsibility of the owners of the Hanson-Ripley property. Following installation, repair or replacement of any utility line serving the Hanson-Ripley property, the surface of the land shall be repaired and returned to the condition it was in prior to the installation, repair or replacement.

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The covenants herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof.

If any party to this easement agreement is required to take action to enforce its terms, the prevailing party shall be entitled to recover all costs and expenses of enforcement, including a reasonable attorney's fee.

DATED: 6-24-06	, 2006.
GRANTOR:	GRANTEES:
Rojen Hagwald ROGER WHEGWALD	23 de la companya del la companya de
GOGER WHEGWALD	BRETT A. HANSON
SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX	Charon K. Regle
บบพ 2 6 200 5	SHARON K. RIPLEY
Amount Paid & Skagit Co. Treasure: By Deputy STATE OF WASHINGTON)	
: ss COUNTY OF SKAGIT)	

I certify that I know or have satisfactory evidence that ROGER W. HEGWALD is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

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STATE OF WASHINGTON)
: ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that BRETT A. HANSON is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.



Print Name: Beday - Total

NOTARY PUBLIC in and for the State of
Washington, residing at Seat State.

My appointment expires: 12 3 2 co 3

STATE OF WASHINGTON)
: ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that SHARON K. RIPLEY is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.



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Jas Tra

NOTARY PUBLIC in and for the State of Washington, residing at

My appointment expires: 12 3.7.2.2



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EXHIBIT A Grantor's Property

The South 466.49 feet of the East ½ of the Northeast ¼ of the Northwest ¼ of Section 18, Township 35 North, Range 6 East, W.M.;

EXCEPT that portion conveyed to the State of Washington for the highway purposes recorded January 14, 1958, under Auditor's File No. 560638.

Situated in the County of Skagit, State of Washington.

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EXHIBIT B Grantees' Property

The East Half of the Northeast Quarter of the Northwest Quarter of Section 18, Township 35 North, Range 6 East of the Willamette Meridian:

EXCEPT the South 466.49 feet thereof:

AND EXCEPT that portion conveyed to the State of Washington for highway purposes by deed recorded January 14, 1958, under Auditor's File No. 560638, records of Skagit County, Washington;

AND ALSO EXCEPT that portion lying Northerly of said Highway 20, conveyed to Anthony G. Hamerski, by deed recorded September 10, 1991, under Auditor's File No. 9109100026, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

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