



200811060117  
Skagit County Auditor

Name: Keith S. Johnson

11/6/2008 Page 1 of 6 3:34PM

Address: 18870 Quail Dr.

City and State: Mount Vernon, WA 98273

Tax Account Number: Portion 126951 to benefit P16247, P16287, P16578, P16582, P16600, P16601, P16602, P16603, P16604, P16605, P101558 and P102860  
Escrow #: JM-1457

**GUARDIAN NORTHWEST TITLE CO.**

**QUIT CLAIM DEED** JM-1457  
**EASEMENT** ACCOMMODATION RECORDING ONLY

THE GRANTOR Dean Holt and Amy Holt, husband and wife, and Erik Pedersen, a single man; and Pedersen Brothers, LLC, a Washington limited liability company, as their interests may appear of record,

for and in consideration of easement without consideration

conveys and quit claims to Keith S. Johnson, a single man; Keith S. Johnson and Moni B. Butler, as Co-Personal Representatives of the Estate of Alison R. Johnson, deceased (Skagit Probate No. 08-4-00063-0); and Kari S. Greiner, a married woman as her separate property,

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

A non-exclusive easement for ingress, egress and utilities, over, across and under that portion of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 33 North, Range 4 East, W.M., as more fully described on Exhibit "A" hereto and delineated on Exhibit "D" hereto.

The easement conveyed herein is for the benefit of the property described on Exhibit "C" hereto.

Said easement is subject to matters of record, if any.

Dated this 12<sup>TH</sup> day of OCTOBER, 2008.

Dean Holt, individually and as a member of Pedersen Brothers, LLC

Amy Holt, individually and as a member of Pedersen Brothers, LLC

Erik Pedersen, individually and as a member of Pedersen Brothers, LLC

Gunnar Pedersen, individually

*Easement*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 06 2008

Amount Paid \$0  
Skagit Co. Treasurer  
By *mm* Deputy

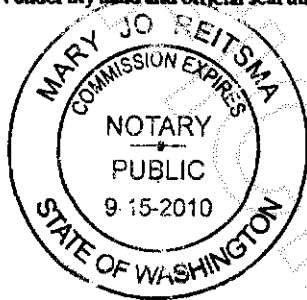
STATE OF WASHINGTON, } ss.

ACKNOWLEDGMENT - Individual

County of Skagit

On this day personally appeared before me Dean Holt, Amy Holt, Erik Pedersen, Gunnar Pedersen to me known to be the individual(s) 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 6th day of NOVEMBER 2008 17th October 2008



*[Signature]*

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

My appointment expires 9-15-2010

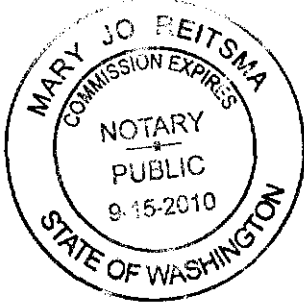
STATE OF WASHINGTON, } ss.

ACKNOWLEDGMENT - Representative Capacity

County of Skagit

I certify that I know or have satisfactory evidence that Dean Holt, Amy Holt, Erik Pedersen is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the members of Pedersen Brothers LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



*[Signature]*

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

My appointment expires 9-15-2010



200811060117

Skagit County Auditor

## EXHIBIT "A"

### Easement Area

A nonexclusive easement for ingress, egress and utilities over, under and across a portion of that tract of land conveyed by Boundary Line Agreement from Keith S. Johnson and Alison R. Johnson, husband and wife to Erik Pedersen, dba Pedersen Construction, as 50% interest; and Dean Holt and Amy Holt, husband and wife, as 50% interest by that instrument approved by Skagit County Planning and Permit Center dated October 31, 2007 and recorded under Auditor's File No. 200711190197, being a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 3;  
Thence South  $87^{\circ}31'24''$  West along the North line of said subdivision, a distance of 212.00 feet to the Northeast corner of said Pedersen-Holt parcel and the True Point of Beginning of this Easement Description;  
Thence South  $35^{\circ}08'43''$  West, a distance of 189.38 feet along the Easterly line of said Pedersen-Holt property;  
Thence South  $87^{\circ}31'24''$  West along the South line of said Pedersen-Holt property, a distance of 50.00 feet;  
Thence North  $41^{\circ}40'19''$  East, a distance of 209.05 feet, more or less, to a point on the North line of said subdivision bearing South  $87^{\circ}31'24''$  West, a distance of 20.00 feet from the point of beginning;  
Thence North  $87^{\circ}31'24''$  East along the North line of said subdivision a distance of 20.00 feet, more or less, to the point of beginning of this easement description.

Situate in the County of Skagit, State of Washington.

---

DENNY D. LEGRO  
Registered Professional  
Land Surveyor, License No. 37532  
May 14, 2008



200811060117  
Skagit County Auditor

EXHIBIT "B"

Holt/Pedersen Parcel

A portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 3;  
Thence South  $87^{\circ}31'24''$  West along the North line of said subdivision, a distance of 212.00 feet to the True Point of Beginning of this description;  
Thence South  $35^{\circ}08'43''$  West, a distance of 189.38 feet;  
Thence South  $87^{\circ}31'24''$  West, a distance of 755.37 feet;  
Thence North  $2^{\circ}28'36''$  West, a distance of 150.00 feet to the North line of said subdivision;  
Thence North  $87^{\circ}31'24''$  East along the North line of said subdivision to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

---

DENNY D. LEGRO  
Registered Professional  
Land Surveyor, License No. 37532  
May 14, 2008



200811060117  
Skagit County Auditor

**Exhibit C**

**Johnson Parcel**

The following described portions of Sections 3, 4, 9 and 10 of Township 33 North, Range 4 East, W.M.:

The South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 3, and

That portion of the South  $\frac{1}{2}$  of Section 4 lying Easterly of the "Plat of Cascade Ridge Court" as per plat recorded in Volume 16 of Plats, Pages 87, 88 and 89, records of Skagit County, Washington, and lying Southerly of the South line of Skagit County Short Plat No. 99-0007 approved September 15, 1999 and recorded September 15, 1999 as Skagit County Auditor's File No. 199909150089, and also lying Southerly of the Plat of "Cascade Ridge P.U.D." as per plat recorded in Volume 14 of Plats, Pages 112 through 121, inclusive, records of Skagit County, Washington, and

The Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, and

The North  $\frac{1}{4}$ , Except the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , and the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 10.

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

**Greiner Parcel**

The East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 10, Township 33 North, Range 4 East, W. M. Except Road.

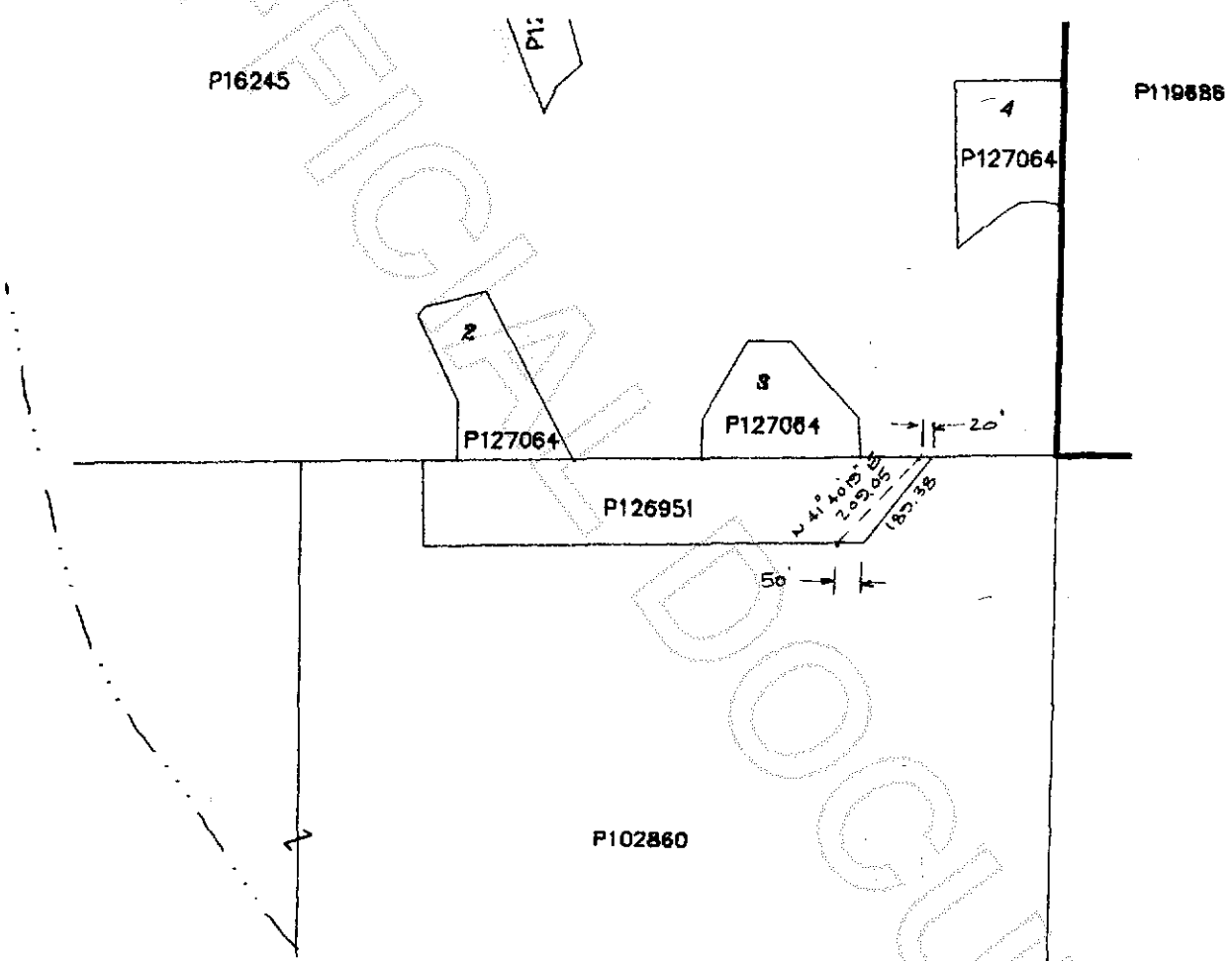
Situate in the County of Skagit, State of Washington.



200811060117  
Skagit County Auditor

UNOFFICIAL DOCUMENT

# EXHIBIT "D"



200811060117  
Skagit County Auditor