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8 2:38PM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Declaration of Access Easement

Grantors:

- (1) Fabyn Hanson
- (2) Claudean Davis-Talbert
- (3) Jack Kerr

Grantees:

- (1) Fabyn Hanson
- (2) Claudean Davis-Talbert
- (3) Jack Kerr

Legal Description:

ptn S ½ E ½ E ½ SE ¼ NE ¼ SW ¼ 19-35-5

Assessor's Property Tax Parcel or Account Nos.: P39898; P39897

Reference Nos of Documents Assigned or Released: N/A

THIS DECLARATION OF ACCESS EASEMENT is made this ______ day of ______, 2009, by Fabyn Hanson; Claudean Davis-Talbert; and Jack Kerr, each as their respective separate property if married, each holding an undivided _____ interest in the following described parcels of real property:

Parcel A: (P39897)

See attached Exhibit A

Parcel B: (P39898)

See attached Exhibit B

- 1. Declarant does hereby impose upon Parcel A, and for the benefit of Parcel B, a non-exclusive easement for ingress and egress over and across that portion of Parcel A as is described in the attached Exhibit C, such easement to be effective upon the conveyance by Declarants, or any of them, or any of their respective heirs, successors and assigns, of all or any portion of their interest in the said parcel A such that there no longer is unity of title between Parcel A and Parcel B.
- 2. The provisions of this Declaration shall run with and be appurtenant to the properties above-described.
- 3. The easement herein described shall be invalidated and of no further force and effect upon the further development of Parcel A and the construction of a public or private road over Parcel A. In connection with such further development, temporary interruptions in the use of the easement granted herein may be necessary for the construction of the new street and/or utilities serving Parcel A or any or all of its subdivided portions, with such interruptions not to be construed as unreasonable interferences with the use of the said easement.

DATED: 2-13-1, 2009.

by B. danso FABYN

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

MAR 1 7 2009

CLAUDEAN DAVIS- TALBERT

Skagir Cu. Hersey

200903170066 Skagit County Auditor

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ACKNOWLEDGMENT

State of California
County of Contra Costa
0 10 10 10 10 10 10 10 10 10 10 10 10 10
On 02/13/09 before me, Michelle D. Stanwood, Notary Public, (here insert name and title of the officer)
personally appeared Fabyn Hanson
personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(e) acted, executed the instrument.
WITNESS my hand and official seal.
MICHELLE D. SPANNOCO
Signature Muchelle Stanuord Contra Costa Courty Contra Costa Courty Contra Costa Courty
Motary Public My Comm. Explose Ad 18, 2010
(Seal)
(Cocar)



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JACK KERR KERR

	STATE OF CALIFORNIA)
	: 8 8	
COUNTY OF)	

On this day personally appeared before me Fabyn Hanson, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

On this day personally appeared before me Claudean Davis-Talbert, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3 day of ______, 2009.

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

My commission expires: 8 1811

STATE OF WASHINGTON) :ss
COUNTY OF ISLAND)





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On this day personally appeared before me Jack Kerr, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3 day of march, 2009.

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

Ook Harbox My commission expires: SIPIII
Name: Meknie Harry

Skagit County Auditor

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806 Meicalf, St., Sedso-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION

FOR

FABYN HANSON

REMAINDER TRACT (AFTER BOUNDARY LINE ADJUSTMENT)

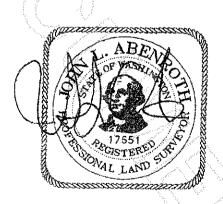
P39897

(EXHIBIT A)

December 23, 2008

The east half of the east half of the southeast quarter of the northeast quarter of the southwest quarter of Section 19, Township 35 N., Range 5 East, W.M.;

EXCEPT commencing at the southwest corner of said east half of the east half; thence N 02°50'20"W along the west line of said east half of the east half, a distance of 34.95 feet to the north line of the existing right of way of East State Street and the point of beginning of this description, said right of way line being 30 feet north of the centerline of East State Street; thence continuing N 02°50'20"W along the west line of said east half of the east half, a distance of 105.38 feet; thence N 87°16'53"E, a distance of 116.22 feet to a point on the west line of the east 50 feet of said east half of the east half; thence S 02°43'07"E along the west line of said east 50 feet, a distance of 95.20 feet to the point of curvature of a curve to the right having a radius of 15.00 feet; thence along said curve through a central angle of 92°44'42", and an arc distance of 24.28 feet to a point on the north line of said East State Street right of way; thence N $89^{\circ}58'25"W$ along said north line, a distance of 100.40feet to the point of beginning of this description; AND EXCEPT East State Street right of way.



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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658 LEGAL DESCRIPTION

FOR

FABYN HANSON

OF

TRACT CONTAINING EXISTING HOUSE

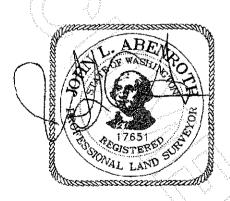
P39898

(EXHIBIT B)

December 22, 2008

Commencing at the southwest corner of the east half of the east half of the southeast quarter of the northeast quarter of the southwest quarter of Section 19, Township 35 N., Range 5 East, W.M.; thence N 02°50'20"W along the west line of said east half of the east half, a distance of 34.95 feet to the north line of the existing right of way of East State Street and the point of beginning of this description, said right of way line being 30 feet north of the centerline of East State Street; thence continuing N 02°50'20"W along the west line of said east half of the east half, a distance of 105.38 feet; thence N 87°16'53"E, a distance of 116.22 feet to a point on the west line of the east 50 feet of said east half of the east half; thence S 02°43'07"E along the west line of said east 50 feet, a distance of 95.20 feet to the point of curvature of a curve to the right having a radius of 15.00 feet; thence along said curve through a central angle of 92°44'42", and an arc distance of 24.28 feet to a point on the north line of said East State Street right of way; thence N 89°58'25"W along said north line, a distance of 100,40 feet to the point of beginning of this description.

Containing 12,504 square feet.



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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION

FOR

FABYN HANSON

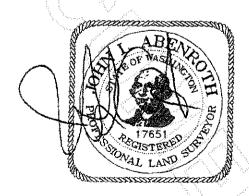
OF

DRIVEWAY EASEMENT

(EXHIBIT C)

December 3, 2008

Commencing at the southwest corner of the east half of the east half of the southeast quarter of the northeast quarter of the southwest quarter of Section 19, Township 35 N., Range 5 East, W.M.; thence N 02°50'20"W along the west line of said east half of the east half, a distance of 34.95 feet to the north line of the existing right of way of East State Street, said right of way line being 30 feet north of the centerline of East State Street; thence continuing N 02°50'20"W along the west line of said east half of the east half, a distance of 105.38 feet; thence N 87°16'53"E, a distance of 116.22 feet to a point on the west line of the east 50 feet of said east half of the east half and the point of beginning of this easement description; thence S 02°43'07"E along the west line of said east 50 feet, a distance of 95.20 feet to the point of curvature of a curve to the right having a radius of 15.00 feet; thence along said curve through a central angle of 92°44'42", and an arc distance of 24.28 feet to a point on the north line of said East State Street right of way; thence S 89°58'25"E along said north line, a distance of 65.79 feet to the intersection of the north line of the East State Street right of way with the east line of the northeast quarter of the southwest quarter of said Section 19; thence N 02°43'07"W along the east line of said northeast quarter of the southwest quarter a distance of 113.34 feet to a point which lies N 87°16'53"E from the point of beginning of this easement description; thence S 87°16'53"W, a distance of 50.00 feet to the point of beginning of this easement description.



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