



200910050100

Skagit County Auditor

10/5/2009 Page 1 of 8 2:56PM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

***Agreement Relocating Easements
& Road Maintenance Agreement***

Grantors: Frank Adams & Kristie Adams, h/w
Grantee: Karen Marie Cooley
Legal Description: ptn vac. Church Rd. & ptn Lot 7, Block 5, Plat of Alger
Assessor's Property Tax Parcel or Account Nos.: P116893; P70395; P49090
Reference Nos of Documents Assigned or Released: 200008080056

THIS INDENTURE, made this 3 day of October 2009, between Frank Adams & Kristie Adams (who took title as Kristy Adams), h/w, Grantors ("Adamses"), and Karen Marie Cooley, an unmarried person, Grantee ("Cooley").

Recitals

- a. Adamses are the owners of the property bearing Skagit County Assessor's parcel no. P116893, more particularly described in the attached Exhibit A.
- b. Cooley is the owner of the property bearing Skagit County Assessor's parcel nos. P70395 and P49090, more particularly described in the attached Exhibits B & C.
- c. Easements for access and utilities, benefitting Adamses' property, run across Cooley's property, such easements being specifically described in the Statutory Warranty Deed dated June 21st, 2000 and recorded under Skagit County Auditor's File No. 200008080056.

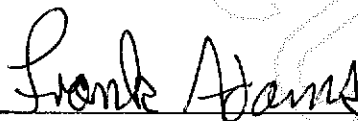
- d. The parties wish to relocate the easements described in the said Deed to new locations, and also wish to enter into a road maintenance agreement for the relocated access easement.
- e. The new location of the access and utilities easement is as set forth in the attached Exhibit D.

Release, Conveyance & Agreement

THEREFORE, for and in consideration of the mutual promises and covenants set forth herein, and for no monetary consideration:

1. Adamses do hereby release and QUIT CLAIM to Cooley all of their interest in the easements described in the Warranty Deed described above.
2. Cooley does hereby grant and convey unto Adamses a perpetual non-exclusive easement for ingress, egress and utilities over, under across and through the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit D.
3. The parties agree to share in the reasonable costs of maintaining the roadway over the easement herein granted, in its present condition, equally. If one party unreasonably damages the roadway, that party shall be responsible for all repairs thereto.
4. The covenants set forth herein shall run with the land and are binding on the parties hereto and their respective heirs, successors and assigns. In the event the ownership of P73095 and P49090 is severed, the easement described in the attached Exhibit D shall thereupon benefit P49090, to the extent that the same crosses over P73095, with the road maintenance provisions of this instrument equally applicable to all of the parcels described herein.

DATED: 10/3, 2009.

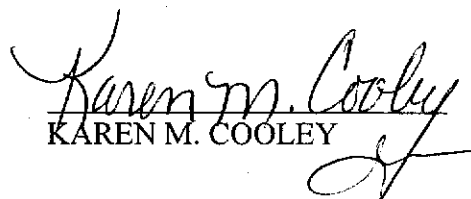

FRANK ADAMS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 05 2009

Amount Paid \$
Skagit Co. Treasurer
By mam Deputy


KRISTIE ADAMS


KAREN M. COOLEY

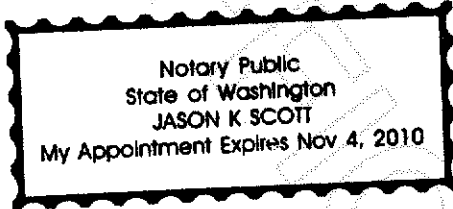


200910050100
Skagit County Auditor

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Frank Adams, 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 3rd day of October, 2009.

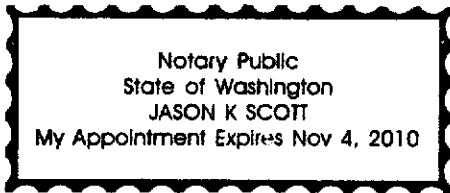


Jason Scott
NOTARY PUBLIC in and for the State of Washington,
residing at Whatcom
My commission expires: Nov. 4, 2010
Name: Jason Scott

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Kristie Adams, 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 3rd day of October, 2009.

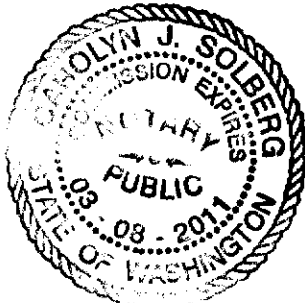


Jason Scott
NOTARY PUBLIC in and for the State of Washington,
residing at Whatcom
My commission expires: Nov. 4, 2010
Name: Jason Scott

STATE OF WASHINGTON)
:SS
COUNTY OF WHATCOM SKAGIT)

On this day personally appeared before me Karen M. Cooley, 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 27th day of SEPT, 2009.



Carolyn J. Solberg
NOTARY PUBLIC in and for the State of Washington,
residing at FERNDALE
My commission expires: 3-8-11
Name: CAROLYN J SOLBERG



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Skagit County Auditor

skagit
Surveyors & Engineers

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

LEGAL DESCRIPTION
FOR
KAREN M. COOLEY
ASSESSOR'S PARCEL P116893
AFTER BOUNDARY ADJUSTMENT

March 30, 2009

All that unplatted portion of the northeast quarter of the southeast quarter of Section 7, Township 36 North, Range 4 East, W.M., lying westerly of the most westerly line of Lot 15, Block 5, PLAT OF ALGER, according to the plat recorded in Volume 4 of Plats, page 9 records of Skagit County, Washington, produced northerly to the north line of said northeast quarter of the southeast quarter and lying southerly of the northerly line of Lot 7, Block 5, PLAT OF ALGER, extended easterly;

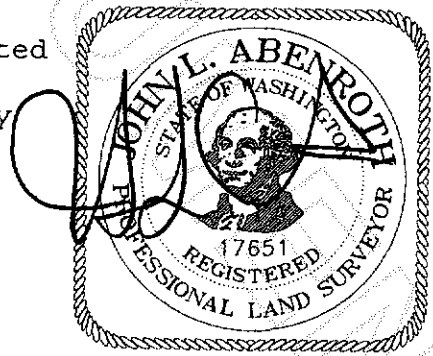
TOGETHER WITH that portion of Lot 7, Block 5, PLAT OF ALGER, filed in Volume 4 of Plats, at page 9, records of Skagit County Washington, lying east of the following described line:

Commencing at the intersection of the south line of said Lot 7 with the northeasterly line of Old Highway 99, said point being the northwest corner of that certain James Ross parcel shown on survey filed in Volume 19 of Surveys at page 190, under Auditor's File No. 9710150048, records of Skagit County, Washington; thence easterly along the south line of said Lot 7, a distance of 248.95 feet to the initial point of this line description; thence northerly perpendicular to the centerline of Church Road, a distance of 82 feet, more or less, to the north line of said Lot 7 and terminal point of this line description.

TOGETHER WITH that portion of Church Road vacated by Resolution No.R20070482 and recorded under Auditor's File No.200710090108 that attached by operation of law.

AND TOGETHER WITH all of vacated Church Road lying east of the southerly projection of the east line of Lot 8 of said plat.

Situate in Skagit County, Washington.



7/14/09

EXHIBIT A

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Skagit
Surveyors & Engineers

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LEGAL DESCRIPTION
FOR
KAREN M. COOLEY
ASSESSOR'S PARCEL P49090
AFTER BOUNDARY ADJUSTMENT

March 30, 2009

That unplatted portion of the northeast quarter of the southeast quarter of Section 7, Township 36 North, Range 4 East, W.M., lying westerly of the most westerly line of Lot 15, Block 5, PLAT OF ALGER, according to the plat recorded in Volume 4 of Plats, page 9 records of Skagit County, Washington, produced northerly to the north line of said northeast quarter of the southeast quarter and lying northerly of the northerly line of Lot 7, Block 5, PLAT OF ALGER, extended easterly;

TOGETHER WITH that portion of the northwest quarter of the southeast quarter of Section 7, Township 36 North, Range 4 East, W.M., lying easterly of the east line of the PLAT OF ALGER recorded in Volume 4 of Plats, page 9 records of Skagit County, Washington;

ALSO TOGETHER WITH that portion of vacated Church Road and Lot 8, Block 5, PLAT OF ALGER, according to the plat thereof recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington described as follows:

Beginning at the northeast corner of said Lot 8; thence S 89°18'34" W along the north line of said Lot 8, a distance of 416.57 feet; thence S 35°55'59" E, a distance of 92.46 feet to the centerline of Church Road; thence N 89°04'15" E along the centerline of Church Road, a distance of 363.53 feet to the southerly extension of the east line of said Lot 8; thence N 00°55'45" W along the east line of said Lot 8 and the extension thereof, a distance of 74.00 feet to the point of beginning.

Situate in Skagit County, Washington.

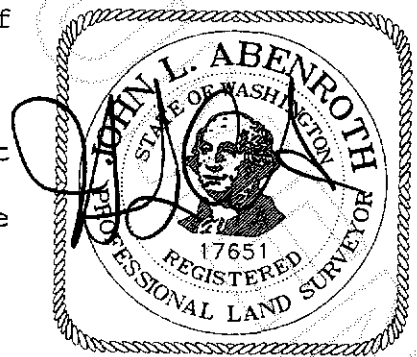


EXHIBIT B

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LEGAL DESCRIPTION
FOR
KAREN M. COOLEY
ASSESSOR'S PARCEL P70395
AFTER BOUNDARY ADJUSTMENT

March 30, 2009

Lots 7 and 8, Block 5, PLAT OF ALGER, according to the plat thereof recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington;

TOGETHER WITH that portion of Church Road vacated by Resolution No.R20070482 and recorded under Auditor's File No.200710090108 that attached by operation of law;

EXCEPT that portion of vacated Church Road and Lot 7, Block 5, PLAT OF ALGER, filed in Volume 4 of Plats, at page 9, records of Skagit County Washington, lying east of the following described line:

Commencing at the intersection of the south line of said Lot 7 with the northeasterly line of Old Highway 99, said point being the northwest corner of that certain James Ross parcel shown on survey filed in Volume 19 of Surveys at page 190, under Auditor's File No. 9710150048, records of Skagit County, Washington; thence easterly along the south line of said Lot 7, a distance of 248.95 feet to the initial point of this line description; thence northerly perpendicular to the south line of said Lot 7, a distance of 92 feet, more or less, to the centerline of said Church Road and terminal point of this line description.

AND EXCEPT that portion vacated Church Road and Lot 8, Block 5, PLAT OF ALGER, according to the plat thereof recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington described as follows:



EXHIBIT C

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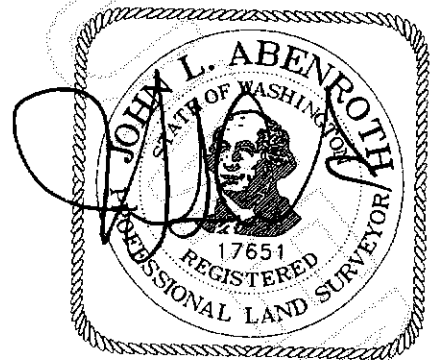
Skagit
Surveyors & Engineers

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Beginning at the northeast corner of said Lot 8; thence S 89°18'34" W along the north line of said Lot 8, a distance of 416.57 feet; thence S 35°55'59" E, a distance of 92.46 feet to the centerline of Church Road; thence N 89°04'15" E along the centerline of Church Road, a distance of 363.53 feet to the southerly extension of the east line of said Lot 8; thence N 00°55'45" W along the east line of said Lot 8 and the extension thereof, a distance of 74.00 feet to the point of beginning.

EXCEPT that portion thereof lying within State Highway No.1, as now established.

Situate in Skagit County, Washington.



7/14/09



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Skagit County Auditor

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Surveyors & Engineers

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

LEGAL DESCRIPTION
FOR
KAREN M. COOLEY
OF AN ACCESS AND UTILITY EASEMENT
TO ASSESSOR'S PARCELS P116893 AND P49090

March 30, 2009

An easement for ingress, egress and utilities over, under and through those portions of vacated Church Road, Lot 7 and Lot 8, PLAT OF ALGER, according to the plat thereof recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington and that portion of the northeast quarter of the southeast quarter of Section 7, Township 36 North, Range 4 East, W.M. described as follows:

Commencing at the intersection of the south line of said Lot 7 with the northeasterly line of Old Highway 99, said point being the northwest corner of that certain James Ross parcel shown on survey filed in Volume 19 of Surveys at page 190, under Auditor's File No. 9710150048, records of Skagit County, Washington; thence N 35°55'58" W along the northeasterly right of way of Old Highway 99, a distance of 114.26 feet to the initial point on the centerline of a 20 foot wide easement; thence N 76°14'00" E, a distance of 55.65 feet to the point of curvature of a curve to the right having a radius of 56.13 feet; thence southeasterly along said curve through a central angle of 64°51'56" and an arc distance of 63.55 feet; thence S 38°54'04" E, a distance of 56.71 feet to the point of curvature of a curve to the left having a radius of 75.94 feet; thence southeasterly easterly and northeasterly along said curve through a central angle of 106°20'37" and an arc distance of 140.94 feet; thence N 34°45'19" E, a distance of 71.16 feet; thence N 81°50'50" E, a distance of 44.75 feet to the terminal point of the centerline of the 20 foot wide easement and the initial point of the centerline of a 30 foot wide easement; thence N 89°04'15" E, a distance of 160.00 feet to the terminus of the 30 foot wide easement.

Situate in Skagit County, Washington.

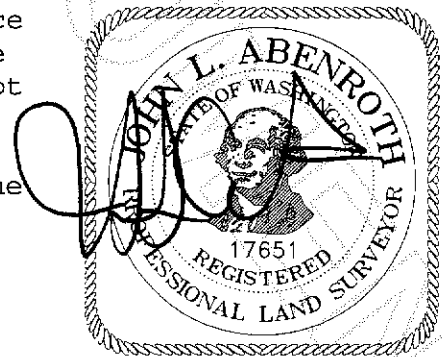


EXHIBIT D

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