



201210010045

Skagit County Auditor

10/1/2012 Page 1 of 4 11:13AM

When Recorded Return to:

Gary & Kris Johnson
16936 Lakeview Blvd
Mount Vernon, WA 98274

Parcel No.: 3941-000-055-0000/ P67126
Legal Desc.: Ptn Lots 55 & 56, Big Lake Waterfront Trs.

EASEMENT

THE GRANTORS, Gary K. Johnson and Kristine M. Johnson, husband and wife, for and in consideration of Granting of Easement rights and no other consideration, convey to Eric J. DeJong and Kyann M. DeJong, husband and wife, **THE GRANTEES**, and to their heirs, successors and assigns in ownership a non-exclusive EASEMENT for beach access to be hereinafter described over a portion of the following described parcel, said easement so described to be a benefit to the property described on Exhibit "A" attached hereto which shall be a covenant running with the land:

New Lot 55 as shown on that boundary Line Adjustment Survey recorded under Auditor's File Number 200302130117, being a portion of the Northwest 1/4 of Section 36, Township 34 North, Range 4 East, W.M., said New Lot 55 being more particularly described as follows:

That portion of Lots 55, 56 and 57, Plat 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH." as per plat recorded in Volume 5 of Plats, pages 5 and 6, records of Skagit County, Washington, described as follows:

Commencing at the Northwesterly corner of said Lot 56;
thence South 87° 38' 30" East 114.82 feet along the North lines of said Lots 56 and 55 to the TRUE POINT OF BEGINNING;
thence continue South 87° 38' 30" East 138.54 feet along said North line to the Northeast corner of said Lot 55;
thence South 07° 32' 30" East 312.4 feet, more or less, along the Easterly line of said Lot 55 to Big Lake;
thence Westerly and Southwesterly along the shoreline of said Big Lake to the South line of said Lot 57 as described in Quit Claim Deed to Matthew Mihelich and Tristine Mihelich and recorded under Auditor's File Numbers 9512190066 and 9601080086, records of Skagit County, Washington;
thence North 70° 37' 16" West 25 feet, more or less, to the Southeast corner of said Mihelich tract;
thence North 18° 14' 12" East 75.80 feet along the line of said Mihelich tract;
thence North 52° 12' 00" East 104.26 feet to a point on the line between said Lots 55 and 56;

thence North 18° 14' 54" West 247.27 feet to the TRUE POINT OF BEGINNING.

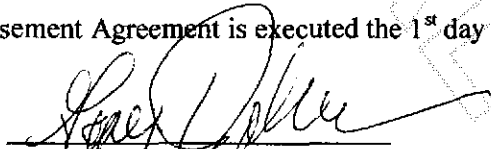
Said BEACH ACCESS EASEMENT is more particularly described as follows:

Commencing at the Northwestern corner of said Lot 56; "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH."; thence South 87° 38' 30" East 114.82 feet along the North lines of said Lots 56 and 55 to the Northwest corner of the above described New Lot 55 thence South 18° 14' 54" East 247.27 feet to a corner of said New Lot 55 and the TRUE POINT OF BEGINNING; thence South 52° 12' 00" West 104.26 feet to a corner of said New Lot 55; thence South 56°59'58" East 75 feet, more or less, to the shoreline of Big Lake; thence Northeasterly the shore of said Big Lake to a point that is South 22°27'29" East from the TRUE POINT OF BEGINNING; thence North 22°27'29" West 100 feet, more or less, to the TRUE POINT OF BEGINNING.

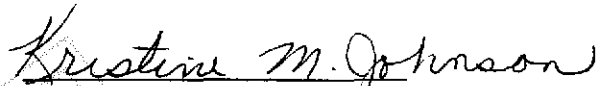
Situate in the County of Skagit, State of Washington

Containing an area of approximately 6000. Square feet.

This Easement Agreement is executed the 1st day of October, 2012.



Gary K. Johnson

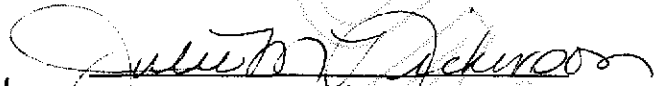


Kristine M. Johnson

STATE OF WASHINGTON }
 }ss
County of Skagit }

I hereby certify that I know or have satisfactory evidence that Gary K. Johnson and Kristine M. Johnson are the persons who personally appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 26th day of September, 2012.



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



easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 01 2012

Amount Paid \$
Skagit Co. Treasurer
By *MF* Deputy

My appointment expires 5/15/15



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Skagit County Auditor

Exhibit "A"

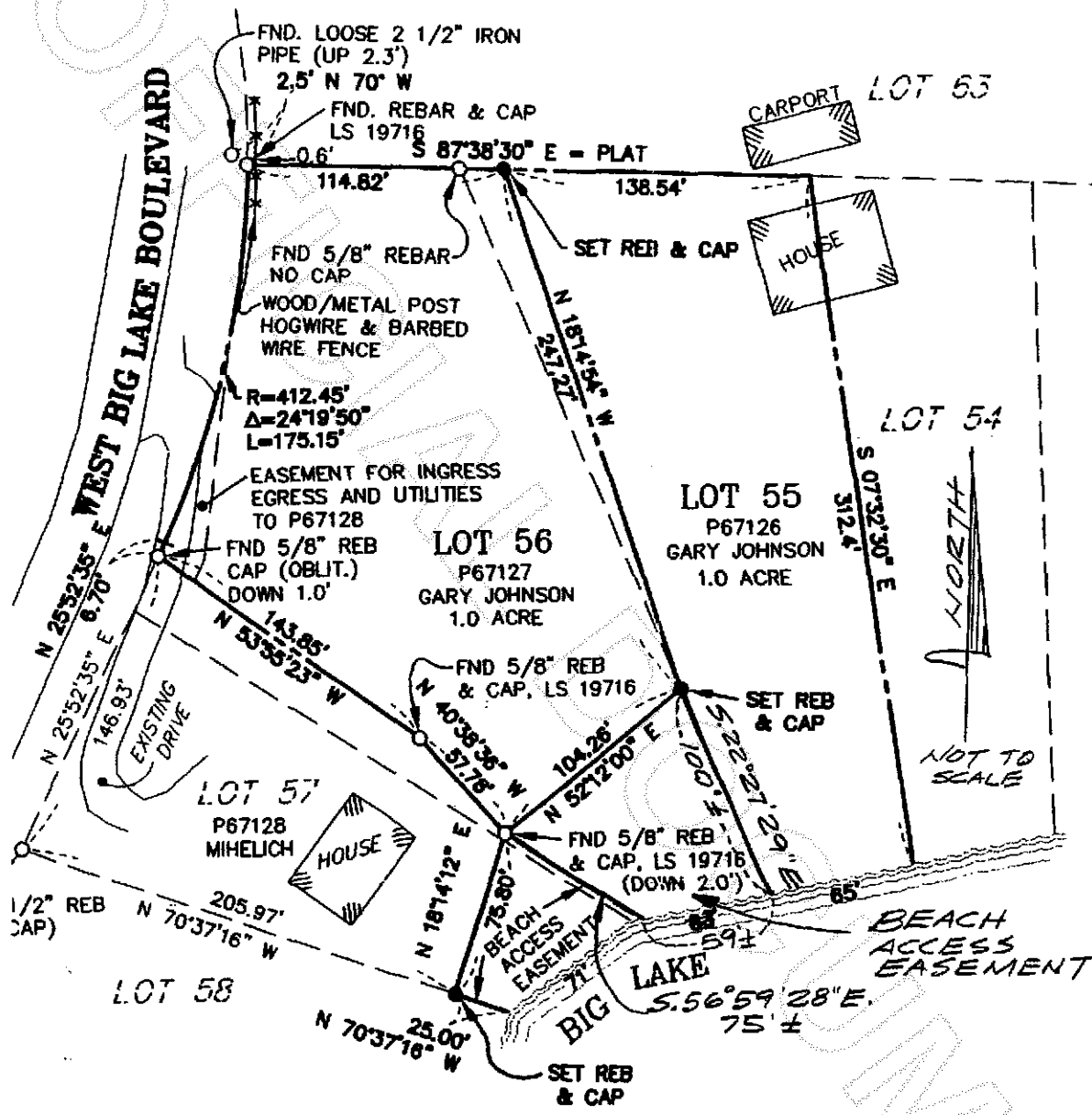
Lakeview trs to Big Lake, acres 1.00, new lot 56 per survey aff# 200302130117 aka That portion of lots 55, 56, and 57, plat 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASHINGTON" as per plat recorded in volume 5 of plats, pages 5 and 6, records of Skagit County, Washington, described as follows:

Beginning at the Northwesterly corner of said lot 56;
thence South 87 degrees 38' 30" East 114.82 feet along the North lines of said Lots 56 and 55;
thence South 18 degrees 14' 54" East 247.27 feet to a point on the line between said Lots 55 and 56;
thence South 52 degrees 12' 00" West 104.26 feet to a corner of a tract described in quit claim deed to Matthew Mihelich and Tristine Mihelich and recorded under auditor's file numbers 9512190066 and 9601080086, records of Skagit County, Washington;
thence North 40 degrees 38' 36" West 57.78 feet along the line of said Mihelich tract;
thence North 53 degrees 55' 23" West 143.85 feet along the line of said Mihelich tract to the Westerly line of said Lot 56;
thence North 25 degrees 52' 35" East 6.70 feet along said Westerly line to a point of curvature;
thence along the arc of said curve to the left having a radius of 412.45 feet, through a central angle of 24 degrees 19' 50", an arc distance of 175.15 feet to the point of beginning.



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