

After Recording Return To:  
Walter Corbin  
P.O. Box 25  
Olga, WA 98279



201302150139  
Skagit County Auditor

2/15/2013 Page 1 of 5 3:24PM

**RECIPROCAL GRANT OF EASEMENT  
AND  
AGREEMENT RELATIVE THERETO**

GUARDIAN NORTHWEST TITLE CO.

AD479D

Grantors: CANTERSHIRE ROAD AND MAINTENANCE ASSOCIATION and  
WALTER CORBIN AND GAYLE CORBIN

Grantees: CANTERSHIRE ROAD AND MAINTENANCE ASSOCIATION and  
WALTER CORBIN AND GAYLE CORBIN

Abbreviated Legal Descriptions and Parcel Numbers:

Cantershire Property: PTN GOV LOT 1, §1, TWP 36 N, R 3 E.W.M.  
Parcel No. P47573 / 360302-0-001-0002  
(For full legal, see Page 1 below)

Corbin Property: PTN GOV LOT 4, §1, TWP 36 N, R 3 E.W.M.  
Parcel No. P47502 / 360301-0-005-0009  
(For full legal, see Exhibit A, Page 5)

Reference numbers of related documents: 9409200115, 735515 and 8012090011

THIS AGREEMENT made and entered into this 7TH day of February, 2013, by and between CANTERSHIRE ROAD AND MAINTENANCE ASSOCIATION, hereinafter referred to as "Association", and Walter Corbin and Gayle Corbin, husband and wife, hereinafter referred to as "Corbins", as follows:

Whereas the Association is the owner of that certain roadway approximately thirty (30) feet in width and one thousand three hundred twenty (1,320) feet in length, comprising approximately .91 of an acre and legally described as:

The East thirty (30) feet of Government Lot 1 of Section 2, Township 36 North, Range 3 East, W.M. situate in Skagit County, Washington

and referred to in the records of said county as Treasurer's Account No. 360302-1-00 1-0002, Parcel No. P47573, and

**Whereas** the Corbins are the owners of that certain real property identified in Exhibit "A" attached hereto and incorporated by reference, and

**Whereas** the Corbins desire to use the Association's property, described hereinabove, for ingress, egress and utilities to their properties and the Association is willing to allow and convey that usage, and

**Whereas** the Association desires to use the West 30 of the Corbins' property described on Exhibit "A" hereto for ingress, egress and utilities to their property and Corbins are willing to allow and convey that use, and

**Whereas**, said West 30 feet is the same West 30 feet conveyed in undivided interests by deeds recorded as Auditor's File Nos. 735515 and 8012090011; it being understood that the Corbins' interest in said West 30 feet is less than a 100% fee ownership,

**THEREFORE, IN CONSIDERATION OF MUTUAL BENEFITS TO BE ENJOYED BY EACH, THE PARTIES AGREE AS FOLLOWS:**

1. The Association hereby conveys and quit claims to the Corbins a non-exclusive easement for ingress, egress and utilities over, under and across the Association's property described hereinabove.
2. The Corbins hereby agree to abide by and be subject to the covenants, conditions and restrictions of "Cantershire", as recorded as Auditor's File No. 9409200115, records of Skagit County.
3. The Corbins shall be afforded every right and privilege accorded by the covenants, conditions and restrictions of "Cantershire" as if they were members of said development and agree to accept all the responsibilities associated with such membership including, but not limited to, sharing the cost of maintenance and repair, on a pro-rata basis with other members, of the subject right-of-way.
4. The Corbins hereby convey and grant to the Association a non-exclusive easement for ingress, egress and utilities over, under, and across the West 30 feet of the property described on the attached Exhibit "A".
5. This agreement shall run with the land and shall bind and inure to the benefit of the respective heirs, personal representatives, successors and assigns of the parties.

Dated the 7<sup>th</sup> day of February, 2013.



201302150139  
Skagit County Auditor

**CANTERSHIRE ROAD AND  
MAINTENANCE ASSOCIATION**

By: [Signature]  
Title: PRES, CRMA

Date: 7 Feb 2013

By: Bruce Halbrook  
Title: 2012 CRMA President  
of Record

Date: February 7, 2013

Walter Corbin: [Signature]

Date: 2/12/13

Gayle Corbin: [Signature]

Date: 2-12-13



201302150139  
Skagit County Auditor

STATE OF Florida  
County of Lee

On this day personally appeared before me Walter Corbin and Gayle Corbin, to me known to be the individuals described in and who executed the within and foregoing instruments, 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 this 12<sup>th</sup> day of February, 2013.

Patricia A. Biebel  
Notary Public in and for the State of Florida  
Residing at Cape Coral, FL  
My appointment expires 2/28/2016

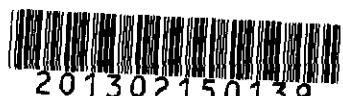


STATE OF WASHINGTON  
County of Skagit

On this 7<sup>th</sup> day of February, 2013, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ruth Holbrook and John Hilburn, to me known to be the 2012 President of record and incoming 2013 President of Cantershire Road and Maintenance Association, respectively, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that Ruth Holbrook and John Hilburn are authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Kerena A. Higgins 2/7/13  
Notary Public in and for the State of Washington  
Residing at - Bellingham, WA  
My appointment expires 12/14/13



201302150139  
Skagit County Auditor

## EXHIBIT A

### Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of Government Lot 4 in Section 1, Township 36 North, Range 3 East, W.M., lying Westerly of the Alger-Lake Samish County Road and Northerly of the first described tract conveyed to James R. Hitz and Carol Arm Hitz, husband and wife, by Deed recorded December 9, 1980 under Auditor's File No. 80120900 1; EXCEPT an undivided interest in the West 30 feet thereof as conveyed to James A. McNally and Betty J. McNally, husband and wife, by Deed recorded February 2, 1970 under Auditor's File No. 735515; ALSO EXCEPT an undivided interest in said West 30 feet as conveyed to said James R. Hitz, et ux, by said Auditor's File No. 8012090011.



201302150139  
Skagit County Auditor