

AFTER RECORDING RETURN TO:

Donald F. Nelson, Attorney
4320-196th St SW, #B-311
Lynnwood, WA 98036



201308050062

Skagit County Auditor \$78.00
8/5/2013 Page 1 of 7 9:20AM

EASEMENT

Grantor(s): GARY LOWE AND TERRESA J. WHITE
Grantee(s): FRANCIS J. NAGEL AND SUSAN C. NAGEL
Short Legal Description: SNEE-OOSH LOT 58/57
Assessor's Property Tax
Parcel/Account Number(s): 4016-000-058-0013 P69678
To Benefit 4016-000-057-0006 P69676
Reference Number(s) of
Documents Assigned
or Released:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 05 2013

Amount Paid \$ _____
By *kk* Skagit Co. Treasurer Deputy

RECORDING REQUESTED BY:)
 GARY LOWE)
)
 WHEN RECORDED MAIL TO:)
)
 Donald F. Nelson, Atty)
 4320-196th St SW, #B311)
 Lynnwood, WA 98036)
) _____ space above this line for recorders use _____

E A S E M E N T

THIS INDENTURE made and granted this 23rd day of July, 2013, by and between GARY LOWE AND TERRESA J. WHITE (collectively "Grantor") and FRANCIS J. NAGEL AND SUSAN C. NAGEL, Husband and Wife (collectively "Grantee").

WHEREAS, Grantor is the owner of certain real property and premises ("Grantor's Property") situated in the County of Skagit, State of Washington, commonly referred to as 16786 Chilberg Avenue (fka 726 Chilberg Avenue), La Conner, Washington, 98257, and more particularly described as:

Parcel No: P69678
 XrefID: 4016-000-058-0013
 Legal Description: SEE EXHIBIT "A" HERETO

AND WHEREAS the Grantee is desirous of acquiring certain non-exclusive, irrevocable rights, privileges and easement over, under, across, through and upon a portion of the Grantor's Property for purposes of ingress and egress, as described hereinafter, to benefit that certain adjacent real property and premises owned by Grantee ("Grantee's Property"), commonly referred to as 16790 Chilberg Avenue (fka 728 Chilberg Avenue), La Conner, Washington, 98257, and more particularly described as:

Parcel No: P69676
 XrefID: 4016-000-057-0006
 Legal Description: SEE EXHIBIT "B" HERETO

NOW, THEREFORE, in and for consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants to Grantee, and their successors, buyers, transferees and assigns, as a covenant running with the land and to benefit Grantee's



Property described herein, the perpetual right, privilege and authority to use, extend, repair, operate and maintain access over, under, across, through and upon a portion of the Grantor's Property described in Exhibit "C" hereto, for purposes of ingress and egress to service and fill the propane tank located upon the Grantee's Property.

Grantor covenants to and with the Grantee that Grantor is lawfully seized and possessed of the land aforesaid; has a good and lawful right and power to sell and convey same; that same is free and clear of all encumbrances, except as may exist be a matter of title and/or be set forth hereinabove with particularity; and that Grantor will forever warrant and defend the title to said easement and the quiet possession and enjoyment thereof against the claims and demands of all persons or entities whomsoever.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

Gary Lowe

GARY LOWE

Terresa J. White

TERRESA J. WHITE

Francis J. Nagel

FRANCIS J. NAGEL

Susan C. Nagel

SUSAN C. NAGEL

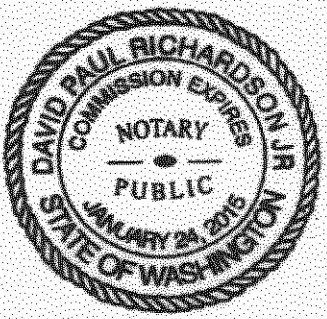
STATE OF WASHINGTON)
) ss.
COUNTY OF Spokane)

On this 23 day of July, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gary Lowe known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free and voluntary act for the purposes set forth therein.

WITNESS my hand and official seal

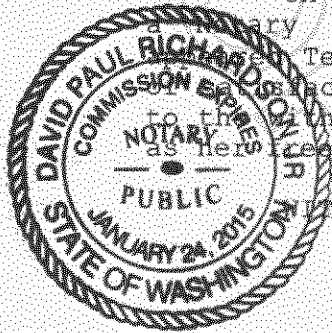
David Paul Richardson Jr.

, NOTARY PUBLIC
My Commission Expires: 01-24-2015



STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 23 day of July, 2013, before me, the undersigned,
a Notary Public in and for said County and State, personally
appeared Terresa J. White known to me, or proved to me on the basis
of satisfactory evidence, to be the person whose name is subscribed
to the within instrument and acknowledged that she executed the same
as her free and voluntary act for the purposes set forth therein.

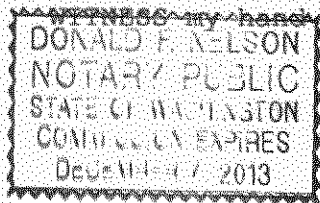


WITNESS my hand and official seal

David Paul Richards
NOTARY PUBLIC
My Commission Expires: 01-24-2015

STATE OF WASHINGTON)
) ss.
COUNTY OF Snohomish)

On this 31st day of July, 2013, before me, the undersigned,
a Notary Public in and for said County and State, personally
appeared Francis J. Nagel known to me, or proved to me on the basis
of satisfactory evidence, to be the person whose name is subscribed
to the within instrument and acknowledged that he executed the same
as his free and voluntary act for the purposes set forth therein.

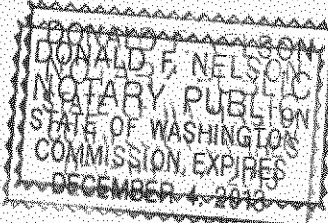


WITNESS my hand and official seal

Donald F. Nelson
NOTARY PUBLIC
My Commission Expires: 12-4-13

STATE OF WASHINGTON)
) ss.
COUNTY OF Snohomish)

On this 31st day of July, 2013, before me, the undersigned,
a Notary Public in and for said County and State, personally
appeared Susan C. Nagel known to me, or proved to me on the basis
of satisfactory evidence, to be the person whose name is subscribed to
the within instrument and acknowledged that she executed the same as
her free and voluntary act for the purposes set forth therein.



WITNESS my hand and official seal

Donald F. Nelson
NOTARY PUBLIC
My Commission Expires: 12-4-13



EXHIBIT "A"

Parcel No: P69678

XrefID: 4016-000-058-0013

Common Address: 16790 Chilberg Avenue, La Conner, WA 98257

Legal Description:

LOT 58, "SNEE-OOSH, SKAGIT COUNTY, WASH.," AS PER MAP
RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT
COUNTY, WASHINGTON



201308050062

Skagit County Auditor

\$78.00

8/5/2013 Page

5 of

7 9:20AM

EXHIBIT "B"

Parcel No: P69676
XrefID: 4016-000-057-0006
Common Address: 16790 Chilberg Avenue, La Conner, WA 98257
Legal Description:

LOT 57 "SNEE-OOSH" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50 RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF THE "UNLABELED" TRACT OF SAID PLAT (LABELED TRACT "A" ON THE TAX ROLLS OF SKAGIT COUNTY) DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 57; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 57, A DISTANCE OF 40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 4 DEGREES 14' WEST, A DISTANCE OF 6 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 57 TO THE WEST LINE OF SAID TRACT "A"; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF LOT 57; THENCE EAST ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING. ALSO TOGETHER WITH THE NORTH 35.5 FEET OF THE FOLLOWING DESCRIBED TRACT AS MEASURED PARALLEL WITH THE SOUTH LINE OF SAID TRACT 57: THAT PORTION OF THE "UNLABELED" TRACT (LABELED "TRACT A" ON THE TAX ROLLS OF SKAGIT COUNTY) OF THE PLAT OF "SNEE-OOSH". AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 57 OF SAID PLAT (THE EAST LINE OF SAID LOT BEARING NORTH 5 DEGREES 23' EAST) THENCE SOUTH 4 DEGREES 94' WEST 75.05 FEET THENCE WEST 139.12 FEET. MORE OR LESS, TO THE HIGH WATER LINE OF SKAGIT BAY; THENCE NORTHERLY ALONG SAID HIGH WATER LINE OF SKAGIT BAY TO THE SOUTH LINE OF SAID LOT 57; THENCE SOUTH 84 DEGREES 37' EAST ALONG THE SOUTH LINE OF SAID LOT 57, A DISTANCE OF 105.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; COUNTY OF SKAGIT, STATE OF WASHINGTON.



201308050062

Skagit County Auditor
8/5/2013 Page

6 of

\$78.00
7 9:20AM

EXHIBIT "C"

Easement Area

A SIX (6) FOOT WIDE STRIP ALONG THE SOUTHERN PORTION OF GRANTOR'S PROPERTY, CONTIGUOUS WITH THE NORTHERN BOUNDARY LINE OF GRANTEE'S PROPERTY, FROM CHILBERG AVENUE ON THE EAST TO THE WESTERN BOUNDARY OF GRANTOR'S PROPERTY.

