



201311120074

Skagit County Auditor \$76.00  
11/12/2013 Page 1 of 5 10:48AM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

***Declaration of Easement for Ingress & Egress***

Grantor: Padilla Heights LLC

Grantee: Padilla Heights LLC

Legal Description: ptn Lots 5 & 6, Anacortes Short Plat ANA-08-001

Assessor's Property Tax Parcel or Account Nos.: P130147; P130148

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 12 2013

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

THIS DECLARATION OF EASEMENT, is made this 6<sup>th</sup> day of November, 2013, by Padilla Heights LLC, the owner of the real property described herein.

Grantor does hereby declare the existence of non-exclusive easements for ingress and egress, over, across under and through the parcels of real property described in the attached Exhibits A & B, and impose the same as an appurtenance thereto. A map showing the area of the easements is also attached as Exhibit C.

The easements herein granted shall be deemed effective either (1) as a reservation of easement for the dominant estate upon the conveyance by Grantors, including a transfer by operation of law, of either or both of the servient properties, or (2) as an affirmative grant of easement over the servient estate upon the conveyance by Grantors, including a transfer by operation of law, of either or both of the dominant properties. The easements shall have no force and effect so long as both the dominant and servient estates are in common ownership.

The costs of reasonable maintenance of the roadway, as the same was or may be initially constructed, shall be shared equally by the owners of the two servient parcels. The roadway shall not be gated or blocked absent written agreement of the said owners.

DATED: Dec. 6, 2013

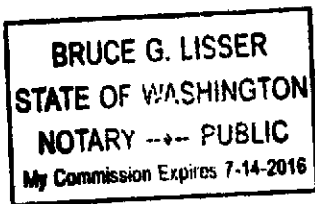
PADILLA HEIGHTS LLC

By: Michael J. Spink  
MICHAEL J., SPINK, Manager

STATE OF WASHINGTON )  
(ss.  
COUNTY OF SKAGIT )

On this 6<sup>TH</sup> day of Dec., 2013, before me personally appeared Michael J. Spink, to me known to be a manager of Padilla Heights LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Bruce G. Lisser  
NOTARY PUBLIC in and for the State of Washington,  
residing at Mount Vernon  
My commission expires: 7-14-16  
Name: Bruce G. Lisser



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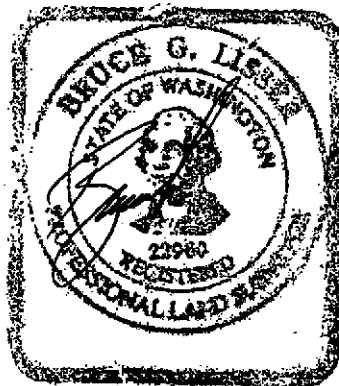
**Exhibit "A"**

A non-exclusive mutually beneficial shared driveway easement over, under and across a portion of Lot 5, City of Anacortes Short Plat No. ANA-08-001, approved December 21, 2009 and recorded January 20, 2010 under Skagit County Auditor's File No. 201001200001, being in a portion of the Southeast 1/4 of Section 27, Township 35 North, Range 1 East, W.M. for the benefit of Lot 6 said City of Anacortes Short Plat No. ANA-08-001, being more particularly described as follows:

BEGINNING at the most Northerly corner common to said Lots 5 and 6, City of Anacortes Short Plat No. ANA-08-001;  
thence South 39°38'56" West along the common line between said Lots 5 and 6 for a distance of 92.50 feet;  
thence North 39°07'40" West for a distance of 17.00 feet;  
thence North 64°02'53" East for a distance of 21.00 feet;  
thence North 39°38'56" East for a distance of 36.00 feet;  
thence North 50°21'04" West for a distance of 15.00 feet;  
thence North 39°38'56" East for a distance of 31.00 feet, more or less, to a point bearing North 57°56'45" West from the POINT OF BEGINNING;  
thence South 57°56'45" East for a distance of 23.20 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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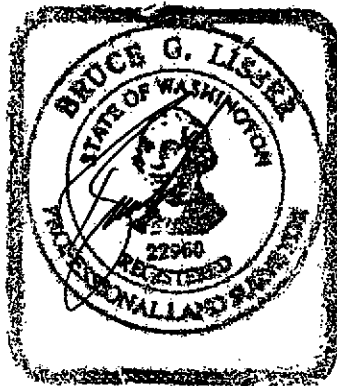
**Exhibit "B"**

A non-exclusive mutually beneficial shared driveway easement over, under and across a portion of Lot 6, City of Anacortes Short Plat No. ANA-08-001, approved December 21, 2009 and recorded January 20, 2010 under Skagit County Auditor's File No. 201001200001, being in a portion of the Southeast 1/4 of Section 27, Township 35 North, Range 1 East, W.M. for the benefit of Lot 5 said City of Anacortes Short Plat No. ANA-08-001, being more particularly described as follows:

BEGINNING at the most Northerly corner common to said Lots 5 and 6, City of Anacortes Short Plat No. ANA-08-001;  
thence South 39°38'56" West along the common line between said Lots 5 and 6 for a distance of 77.00 feet;  
thence North 66°02'12" East for a distance of 4.50 feet;  
thence North 39°38'56" East for a distance of 26.00 feet;  
thence North 53°21'23" East for a distance of 10.00 feet;  
thence South 85°05'47" East for a distance of 22.00 feet;  
thence North 24°10'56" East for a distance of 11.00 feet, more or less, to a point bearing South 14°28'26" East from the POINT OF BEGINNING;  
thence North 14°28'26" West for a distance of 24.08 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Anacortes, County of Skagit, State of Washington.



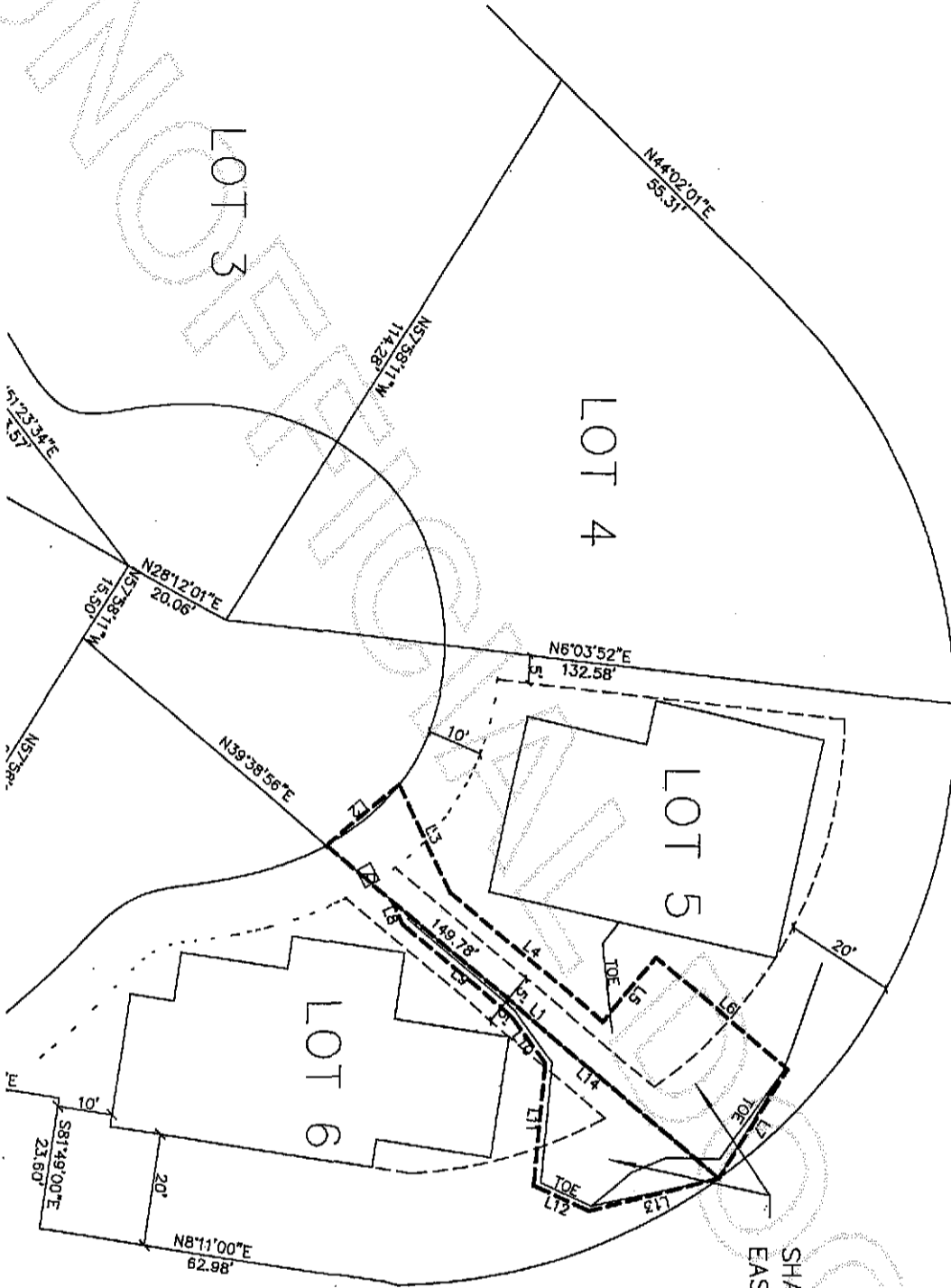
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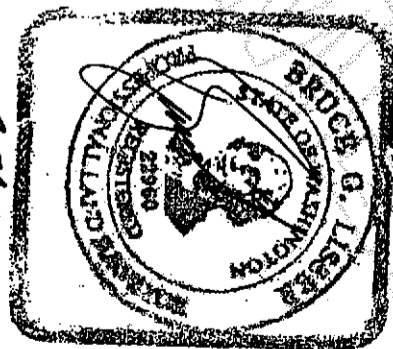
EXHIBIT "C"

EXHIBIT MAP FOR EASEMENT ACROSS  
 PORTIONS OF LOTS 5 AND 6 OF  
 ANACORTES SHORT PLAT NO ANA-08-001



SHARED DRIVEWAY  
 EASEMENT AREA

NUM	BEARING	DISTANCE
L1	S39°38'56"W	92.50'
L2	N39°07'40"W	17.00'
L3	N64°02'53"E	21.00'
L4	N39°38'56"E	36.00'
L5	N50°21'04"W	15.00'
L6	N39°38'56"E	31.00'
L7	S57°56'45"E	23.20'
L8	N66°02'12"E	4.50'
L9	N39°38'56"E	26.00'
L10	N53°21'23"E	10.00'
L11	S85°05'47"E	22.00'
L12	N24°10'56"E	11.00'
L13	N14°28'26"W	24.08'
L14	S39°38'56"W	77.00'



1-24-13



N.T.S.

