



201403210042

Skagit County Auditor

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Return to:

Robert R. Osborne
406 Cabe Lane
Sedro-Woolley, WA 98284

DOCUMENT TITLE:

Modification of Easement

200103210062

GRANTOR:

Robert R. and Crystal D. Osborne (husband and wife); and,
Samuel E. Bailey

GRANTEE:

Robert R. and Crystal D. Osborne (husband and wife); and,
Samuel E. Bailey

ABBREVIATED LEGAL DESCRIPTION:

Ptn of NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24,
Twp. 35N, Rng. 04E, W.M.

ASSESSOR'S PARCEL/TAX ID NUMBER:

P118017 and P118018

When Recorded Return to:
Robert R. Osborne
406 Cabé Lane
Sedro-Woolley, WA 98284

EASEMENT MODIFICATION

Reference Number of Related Document: 200103210062

**Grantors: Robert R. and Crystal D. Osborne (husband and wife); and,
Samuel E. Bailey**

**Grantees: Robert R. and Crystal D. Osborne (husband and wife); and,
Samuel E. Bailey**

**Abbreviated Legal Description: Ptn of NW ¼ of the NE ¼ of Section 24, Twp. 35N, Rng.
04E, W.M.**

Assessor Property Tax Parcels: P118017 and P118018

RECITALS:

- A. Robert R. and Crystal D. Osborne (both the grantors and grantees) are the owners of property described as Lot B of Sedro-Woolley short plat SW-06-00 recorded under Auditor's File Number: 200103210062 that bears Skagit County Assessor's parcel number: P118017.
- B. Samuel E. Bailey (also both the grantor and grantee) is the owner of property described as Lot C of Sedro-Woolley short plat SW-06-00 recorded under Auditor's File Number: 200103210062 that bears Skagit County Assessor's parcel number: P118018. The Osborne and Bailey properties described herein, collectively shall be referenced as the 'subject properties' within the remainder of this document.
- C. Both the grantors and grantees have a 32-foot wide drainage easement that was created across the west portions of their respective properties with the recording of Sedro-Woolley short plat SW-06-00 (Auditor's File Number: 200103210062); and hereinafter shall be referred to as the "subject easement".
- D. The subject easement was created to accommodate an infiltration pond that, according to records from the City of Sedro-Woolley, was designed to be 120 feet long (north/south) by 28 feet in width (east/west), thus necessitating the 32-foot wide (east/west) subject easement.



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- E. Said infiltration pond, described above in subsection D, was not constructed with the short plat or the subsequent building permits that resulted in the single-family residential homes that exist on both the grantors and grantees subject properties.
- F. In lieu of the infiltration pond described in subsections D and E, above, a maximum 2-foot wide drainage ditch was constructed along the western portion of the subject properties.
- G. The entire width (32 feet) of the original subject drainage easement is no longer necessary due to the reduced width of the existing drainage ditch.
- H. Said drainage easement, described above in subsection C, benefits Lots B and C only.

EASEMENT MODIFICATION:

THEREFORE, the grantors and grantees agree to extinguish the existing subject easement and contemporaneously create a reduced width drainage easement, of mutual benefits, as follows:

- A. The existing 32-foot (east/west) by 141-foot (north/south) easement for the maintenance and operation of drainage facilities that was created along the west side of lots B and C with the recording of Sedro-Woolley short plat SW-06-00 that has an Auditor's File Number of : 200103210062, is hereby extinguished.
- B. Contemporaneously a new drainage easement that shall be 10 feet in width (east/west) by 141 feet (north/south) running along the west side of Lots B and C (the subject properties) is hereby created for the maintenance and operation of the drainage ditch that exists within this new easement area.
- C. All other easement rights and obligations established with Sedro-Woolley short plat SW-06-00 (Auditor's File Number: 200103210062) shall remain unchanged.

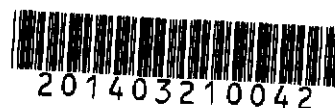
The accompanying **Exhibit A** illustrates this easement modification.

Dated this 20 day of March 14

Robert R. Osborne
Robert R. Osborne

Crystal D. Osborne
Crystal D. Osborne

Samuel E. Bailey
Samuel E. Bailey



STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Robert Osborne is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the owner document to be the free and voluntary act and deed of said _____, for the uses and purposes therein mentioned.

Given under my hand and official seal this 20 day of March, 2014.



Krista A. Jewett
Notary Public
Residing at Skagit
My appointment expires 9-24-15

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Crystal Osborne is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the owner document to be the free and voluntary act and deed of said _____, for the uses and purposes therein mentioned.

Given under my hand and official seal this 20 day of March, 2014.



Krista A. Jewett
Notary Public
Residing at Skagit
My appointment expires 9-24-15

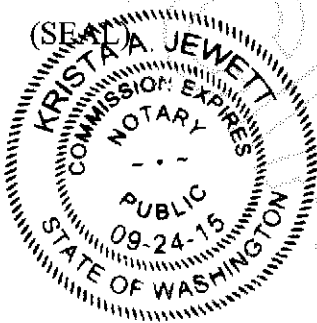


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STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Samuel Bailey is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the owner document to be the free and voluntary act and deed of said document, for the uses and purposes therein mentioned.

Given under my hand and official seal this 20 day of March, 2014.



Krista Jewett
Notary Public
Residing at Skagit
My appointment expires 09-24-15

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 20 2014

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy



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Exhibit A

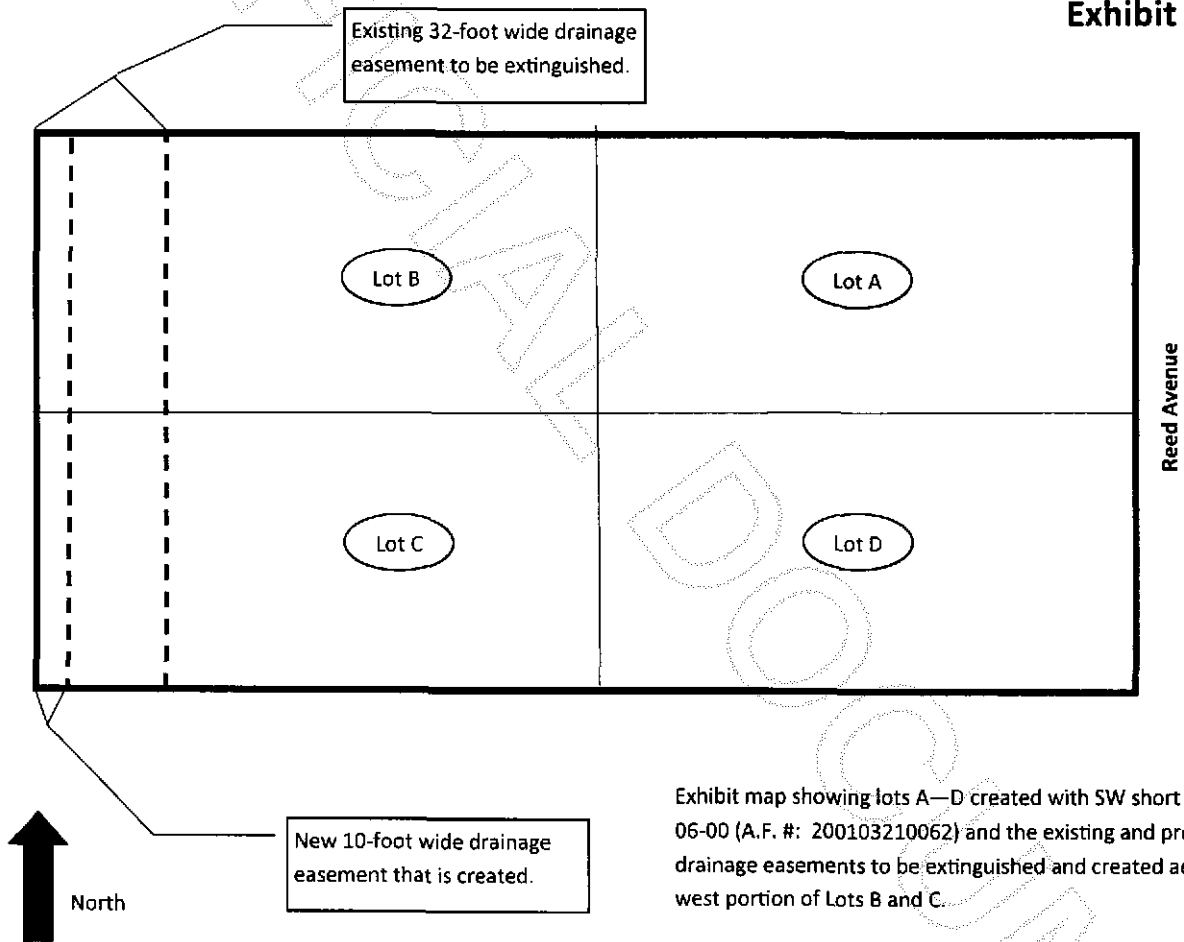


Exhibit map showing lots A—D created with SW short plat SW-06-00 (A.F. #: 200103210062) and the existing and proposed drainage easements to be extinguished and created across the west portion of Lots B and C.



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