

When recorded return to:

Leland and Charlotte Fox  
19374 Kelleher Road  
Burlington, WA 98233



Skagit County Auditor  
10/2/2014 Page 1 of 3 1:40PM \$74.00

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 02 2014

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

Escrow Number: JMI1791

GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED *sq*  
EASEMENT

108170

THE GRANTOR MARK LEIF JOHNSON AND JANINE TERESA JOHNSON, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS LEIF JOHNSON AND JANINE T. WARD, EACH A SINGLE INDIVIDUAL, for and in consideration of none, easement only, conveys and quit claims to LELAND C. FOX AND CHARLOTTE M. FOX, HUSBAND AND WIFE, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

A non-exclusive 20-foot wide easement for ingress, egress and utilities centered on the centerline of the long existing private roadway running Southerly and Southwesterly through the Johnson's property (in the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., acquired by deed recorded as Auditor's File No. 201103170110) from the North line of the Johnson property to a Southerly point on the East line of the Johnson property. Said easement is in lieu of any easement rights of the Foxes whether of record or not.

Said easement is to benefit that portion of the properties acquired by the Foxes pursuant to Auditor's File No. 199910060020 in the Northeast 1/4 of Section 17, Township 35 North, Range 4 East, W.M., as more fully described on Exhibit "A" hereto.

Subject to matters of record.

This easement is ACCEPTED AND APPROVED by:

*Leland C. Fox*  
Leland C. Fox

*Charlotte M. Fox*  
Charlotte M. Fox

Tax Parcel Number(s): P36812

Dated: October 1, 2014

This easement is executed by:

*Mark Leif Johnson*  
Mark Leif Johnson

*Janine T. Johnson*  
Janine T. Johnson

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Mark Leif Johnson and Janine T. Johnson are the persons who 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: October 2 2014

*Katie E. Hickok*



Notary Public in and for the State of Washington  
Residing at: W. Vernon  
My appointment expires: 1-7-15

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Leland C. Fox and Charlotte M. Fox are the persons who 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: 10-1-14





Notary Public in and for the State of Washington  
Residing at: , Mt Vernon  
My appointment expires: 17-15



201410020030

(JM1791)

EXHIBIT "A"

That portion of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 4 East, W.M., conveyed to Leland C. Fox and Charlotte M. Fox, by deed recorded as Skagit County Auditor's File No. 199910060020, EXCEPT those portions thereof described as follows:

Parcel "A":

That portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 4 East, W.M. described on that certain Conservation Easement labelled a Warranty Easement Deed and recorded as Auditor's File No. 199912200152; EXCEPT therefrom the right-of-way appropriated for Drainage District No. 14.

Parcel "B":

That portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 4 East, W.M. described on that certain Conservation Easement labelled a Warranty Easement Deed and recorded as Auditor's File No. 200302200125.

Parcel "C":

The South 30 rods of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 4 East, W.M.

Parcel "D":

The West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 4 East, W.M.; EXCEPT the four following described portions thereof:

- 1 The South 30 rods thereof;
- 2 Those portions thereof lying within Conservation Easements labelled Warranty Easement Deeds and recorded as Auditor's File Nos. 199912220152 and 200302200125 and recorded as Auditor's File No. 200303070148.
- 3 Those portions thereof lying Northerly of the right-of-way appropriated for Drainage District No. 14;
- 4 That portion thereof lying Northerly and Easterly of the following described Line:

LINE: Begin at a point on the East line of said West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  at a point which lies North  $0^{\circ}28'26''$  West, a distance of 672.60 feet from the Southeast corner of said West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  on the approximate line of the base of the hill; thence continue along said approximate line on the following courses: North  $57^{\circ}23'16''$  West 91.30 feet; thence North  $74^{\circ}03'17''$  West 94.19 feet; thence South  $83^{\circ}15'42''$  West 131.72 feet; thence North  $67^{\circ}20'58''$  West 88.50 feet; thence North  $34^{\circ}41'23''$  West 87.32 feet; thence North  $07^{\circ}27'38''$  West 140.09 feet; thence North  $10^{\circ}56'21''$  East 115.69 feet; thence North  $21^{\circ}02'03''$  East 363.06 feet; thence North  $47^{\circ}29'50''$  East 120.24 feet; thence leaving said approximate line North  $0^{\circ}28'26''$  West on a line parallel with and 200 feet West of the West line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 17, a distance of 235.98 feet to a point which is 20 feet Northerly of the centerline of said Drainage District 14 right-of-way the terminus of this line description.

Parcel "BLA":

That portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 4 East, W.M., described as follows:

Begin at the Southwest corner of that certain tract of land conveyed to Leif Johnson, et al, by deed recorded as Auditor's File No. 201103170110; thence North along the West line of said Johnson tract to the centerline of an existing creek/ditch lying Southerly of the hill on property conveyed to Leland C. Fox, et ux, by deed recorded as Auditor's File No. 199910060020; thence Westerly along the centerline of said creek/ditch to the West line of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence South along the West line of said subdivision to the Southwest corner of said subdivision; thence East along the South line of said subdivision to the point of beginning.



201410020030

Skagit County Auditor

\$74.00

10/2/2014 Page

3 of

3

1:40PM