

When Recorded Return To:

Joyce Iverson  
14081 Donnell Road  
Anacortes, WA 98221



201501080043

Skagit County Auditor

\$78.00

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*Easement*

JAN 08 2015

Document Title: EASEMENT

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

Grantor: LAKE CAMPBELL INVESTMENTS, LLC

Grantee: JOYCE ARLENE IVERSON

Abbreviated Legal Description & Assessor's Tax/Parcel Numbers of Affected Parcels:

**LAKE CAMPBELL INVESTMENTS, LLC PROPERTY:**

O/S#210 AF#800306 1975 LOT 1 LESS FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NW CORNER OF GOVERNMENT LOT 1; THENCE SOUTH 400 FEET; THENCE EAST 665.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 400 FEET; THENCE WEST 150 FEET; THENCE NORTH 400 FEET; THENCE EAST TO POINT OF BEGINNING. ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING 1600 FEET EAST OF THE NW CORNER OF SECTION 13; THENCE EAST ALONG THE LINE OF THE FENCE ABOUT 460 FEET TO MEAN LINE OF LAKE CAMPBELL; THENCE SOUTHWESTERLY ALONG SAID LINE TO A POINT SOUTH OF POINT OF BEGINNING; THENCE NORTH TO BEGINNING. ALSO EXCEPT SHORELAND ADJACENT. ALSO EXCEPT THE WEST 330 FEET OF THE NORTH 660 FEET. ALSO EXCEPT ROAD (Tax/Parcel No. 340113-2-002-0002 / P19317)

O/S#210 AF#800306 1975 PORTION GOVERNMENT LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 1; THENCE SOUTH 400 FEET; THENCE EAST 665.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 200 FEET; THENCE EAST 300 FEET MORE OR LESS TO SHORELINE OF LAKE CAMPBELL; THENCE NORTHEASTERLY ALONG SHORELINE TO A POINT EAST OF POINT OF BEGINNING; THENCE WEST 300 FEET MORE OR LESS TO THE POINT OF BEGINNING (Tax/Parcel No. 340113-2-014-0008 / P19328).

**IVERSON PROPERTY:** THAT PORTION OF GOVERNMENT LOT 1 DEFINED AS FOLLOWS: BEGINNING AT THE NW CORNER OF GOVERNMENT LOT 1; THENCE SOUTH 400 FEET; THENCE EAST 665.24 FEET TO TRUE POINT OF BEGINNING; THENCE SOUTH 400 FEET; THENCE WEST 150 FEET; THENCE NORTH 400 FEET; THENCE EAST TO POINT OF BEGINNING (Tax/Parcel No. 340113-2-002-0100 / P110590).

Additional Legal Descriptions on Pages 4-5.

**EASEMENT**

The Grantor, LAKE CAMPBELL INVESTMENTS, LLC, a Washington Limited Liability Company, grants to the Grantee, JOYCE ARLENE IVERSON, as her separate property, an easement for ingress, egress, and utilities over certain land, as provided below.

## RECITALS

1. LAKE CAMPBELL INVESMENTS, LLC ("LCI") is the owner of land situated in Skagit County, Washington, hereafter referred to "the LCI Property" and legally described on Exhibit A, below.
2. JOYCE ARLENE IVERSON, as her separate property ("Iverson") is the owner of land situated in Skagit County, Washington, hereafter referred to as "the Iverson Property" and legally described on Exhibit A, below.

## GRANT OF EASEMENT

3. LCI grants to Iverson a non-exclusive perpetual easement ("the Easement") for ingress, egress, maintenance and utility access to and from the Iverson Property over, under, and above that portion of the LCI Property that is delineated as "Access, Utility & Drainage Easement" on the face of Short Plat PL14-0304, recorded under Skagit County Auditor's File No. 201501080038, and that lies North or West of the Iverson Property. The precise location of the land subject to the Easement shall be determined with reference to the true centerline of the existing driveway therein located, as it exists on the date this document is executed. The width of the Easement area in any given location shall be determined in accordance with the distances called out on the Short Plat Map, which are perpendicular distances from the driveway centerline to the edge of the easement area. In some cases, the Easement zone extends 12.5 feet perpendicularly on each side of the centerline, in other cases 25 feet on each side, and for a portion of its length just to the North of the Iverson property, the easement area is 12.5 feet wide to one side of the centerline and 25 feet wide on the other side.

4. The rights of Iverson to use the land subject to the Easement shall be limited to ingress and egress between the Iverson Property and the county road currently known as Donnell Road by the lawful owners and occupants of the Iverson property, their guests, and their business invitees, the non-exclusive right, at her option, to maintain the existing driveway through the Easement area, and the right to install and maintain utility lines servicing the Iverson property. LCI shall not interfere with Iverson's rights to ingress, egress, and utility access, but otherwise LCI shall not be restricted as to its rights to use of the land subject to this Easement, including but not limited to his use of the same corridor for ingress, egress, and utilities.

5. This Easement is appurtenant to the Iverson Property and binding upon the LCI Property and shall run with the land and shall bind and inure to the benefit of the respective heirs, successors, and assigns of the parties.

LAKE CAMPBELL INVESTMENTS, LLC

By:

Harold W. Mousel  
HAROLD W. MOUSEL  
Member

10/29/14  
Date



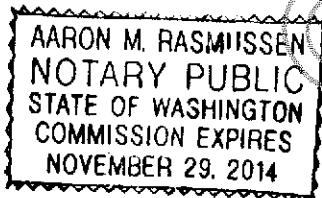
STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that HAROLD W. MOUSEL is the person who appeared before me, and said person acknowledged that he signed the foregoing instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it, as Member of Lake Campbell Investments, LLC, to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29 day of October, 2014.



Aaron M. Rasmussen  
NOTARY PUBLIC in and for the State of Washington,

residing at Anacortes.

My appointment expires 11-29-14.



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EXHIBIT A  
LEGAL DESCRIPTIONS OF THE AFFECTED REAL PROPERTY

THE LCI PROPERTY (Tax/Parcel Nos. 340113-2-002-0002 / P19317 & 340113-2-014-0008 / P19328)

PARCEL "A":

Government Lot 1, Section 13, Township 34 North, Range 1 East, W.M.,

EXCEPT:

- a.) Beginning at the Northwest corner of said Lot;  
thence East 20 rods along the North line thereof;  
thence at right angles South 40 rods;  
thence at right angles West 20 rods;  
thence at right angles North along the West line thereof, 40 rods to the beginning.

AND EXCEPT:

- b.) Beginning at a point 1,600 feet East of the corner to Section 11, 12, 13, and 14, Township 34 North, Range 1 East, W.M.;  
thence East along line fence about 480 feet to meander corner;  
thence Westerly along the meander line to a point South of the point of beginning;  
thence North about 220 feet to the point of beginning;

TOGETHER WITH shorelands of second class adjoining;

AND ALSO EXCEPT:

- c.) A portion of Government Lot 1, Section 13, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Lot 1;  
thence South 400 feet;  
thence East 640 feet to the true point of beginning, being the Northwest corner of that parcel deeded to Arthur Iverson and Joyce Iverson, husband and wife, by instrument recorded under Auditor's File No. 699294, records of Skagit County, Washington;  
thence South along the West boundary of said Iverson parcel a distance of 200.00 feet to the Southwest corner of said Iverson parcel;  
thence East along the South line of said Iverson parcel, a distance of 25.24 feet;  
thence South parallel with the Southerly extension of the West line of said Iverson parcel, a distance of 200.00 feet;  
thence West parallel to the South line of said Iverson parcel a distance of 150.00 feet;  
thence North, parallel to the West line of said Iverson parcel a distance of 400.00 feet;  
thence East a distance of 124.76 feet to the true point of beginning;

AND ALSO EXCEPT:

- d.) Beginning at the Northwest corner of said Lot 1;  
thence South 400 feet;  
thence East 640 feet to the true point of beginning;  
thence South 200 feet;  
thence East 300 feet, more or less, to the shoreline of Lake Campbell;  
thence along the shoreline Northerly to a point directly East of the point of beginning;  
thence West 300 feet, more or less, to the point of beginning;



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Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

A portion of Government Lot 1, Section 13, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Lot 1;  
thence South 400 feet;  
thence East 640 feet to the true point of beginning;  
thence South 200 feet;  
thence East 300 feet, more or less, to the shoreline of Lake Campbell;  
thence along the shoreline Northerly to a point directly East of the point of beginning;  
thence West 300 feet, more or less, to the point of beginning;

EXCEPT the West 25.24 feet.

Situate in the County of Skagit, State of Washington.

**THE IVERSON PROPERTY (Tax/Parcel No. 340113-2-002-0100 / P110590):**

That portion of Government Lot 1, Section 13, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Lot 1; thence South 400 feet; thence East 640 feet to the true point of beginning, being the Northwest corner of that parcel deeded to Arthur Iverson and Joyce Iverson, husband and wife, by instrument recorded under Auditor's File No. 699294, records of Skagit County, Washington; thence South along the West boundary of said Iverson parcel a distance of 200.00 feet to the Southwest corner of said Iverson parcel; thence East along the South line of said Iverson parcel, a distance of 25.24 feet; thence South parallel with the Southerly extension of the West line of said Iverson parcel, a distance of 200.00 feet; thence West parallel to the South line of said Iverson parcel a distance of 150.00 feet; thence North, parallel to the West line of said Iverson parcel a distance of 400.00 feet; thence East a distance of 124.76 feet to the true point of beginning.

TOGETHER WITH the West 25.24 feet of the following described tract of land:

Beginning at the Northwest corner of said Lot 1; thence South 400 feet; thence East 640 feet to the true point of beginning; thence South 200 feet; thence East 300 feet, more or less, to the shoreline of Lake Campbell; thence along the shoreline Northerly to a point directly East of the point of beginning; thence West 300 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.



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