



201502130046

Skagit County Auditor
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\$79.00

8 10:03AM

WHEN RECORDED RETURN TO

Cliff Leight

3223 Blanchard Rd

Bow, WA 98232

DOCUMENT TITLE: DEED OF EASEMENT

REFERENCE NUMBER OF RELATED DOCUMENT: AF # 200403160147

GRANTORS: Lance T. and Kathy C. Hower

GRANTEE: Cliff B. Leight

ASSESSOR'S TAX/PARCEL NUMBERS: P48050 and P48052

DEED OF EASEMENT

Recitals. Grantors Lance T. and Kathy C. Hower are the owners in fee of the Skagit County real property legally described on the attached Exhibit A as "Grantors' Property." Grantee Cliff B. Leight is the owner in fee of the Skagit County real property legally described on the attached Exhibit A as "Grantee Property." Grantors' predecessor-in-title and Grantee have previously granted a non-exclusive easement across their properties to I, P. Forestry, L.L.C., which easement was recorded on March 16, 2004, under Skagit County Auditor's File No. 200403160147. That part of this easement crossing Grantors' Property was subsequently surveyed and is legally described on the attached Exhibit A as "Access Easement." The Access Easement is shown to scale on the survey attached as Exhibit B.

Conveyance. Grantors Lance T. and Kathy C. Hower grant, convey, transfer and deliver to Grantee Cliff B. Leight a non-exclusive easement for the purpose of ingress, egress , over, along, across and through that portion of Grantors' Property legally described as "Access Easement" on Exhibit A and depicted on Exhibit B. This Access Easement is appurtenant to Grantee's Property and shall run with the land.

DATED this 12 day of Feb, 2015

GRANTORS:

Lance T. Hower

Lance T. Hower

Kathy C. Hower

Kathy C. Hower

STATE OF WASHINGTON

)

) ss

)

COUNTY OF Snohomish

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 13 2015

Amount Paid \$
Skagit Co. Treasurer
By NA Deputy

I CERTIFY that I know or have satisfactory evidence that Lance T. Hower, signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument

2.12.2015

DATED



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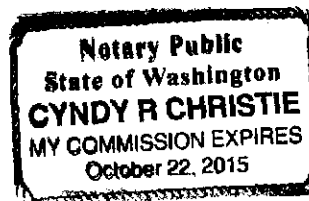
\$79.00

Cyndy R Christie
SIGNATURE OF NOTARY PUBLIC

Cyndy R Christie
Name Printed

10.22.2015
MY APPOINTMENT EXPIRES

STATE OF WASHINGTON)
COUNTY OF Snohomish)ss



I CERTIFY that I know or have satisfactory evidence that Kathy C. Hower, signed this Instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

2.12.2015
DATED

Cyndy R Christie
SIGNATURE OF NOTARY PUBLIC

Cyndy R Christie
Name Printed

10.22.2015
MY APPOINTMENT EXPIRES

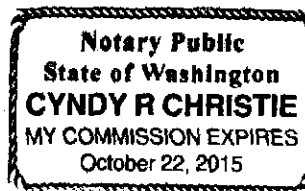


EXHIBIT "A"

GRANTORS PROPERTY (PARCEL # 48050)

HOWER

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY AND EASTERLY OF THE RIGHT OF WAY OF THE COUNTY ROAD, AS SAME WAS ESTABLISHED AND CONSTRUCTED ON JULY 14, 1938 AND LYING NORTHERLY OF THAT PORTION CONVEYED TO LARRY G HOWER ETUX BY DEED RECORDED AUGUST 14, 1978, UNDER AUDITOR'S FILE NO. 885459; EXCEPT THE WEST 10 ACRES OF THE ABOVE DESCRIBED PARCEL. ALSO TOGETHER WITH COUNTY ROAD RIGHT OF WAY RUNNING THROUGH PROPERTY DESCRIBED AS FOLLOWS: LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, THAT PORTION OF UNOPENED COUNTY RIGHT OF WAY KNOWN AS WOOD ROAD #24400 BEING 60 FEET IN WIDTH LYING WESTERLY OF THE CENTER LINE OF SAID SECTION 22 AND CONTINUING IN A NORTHWESTERLY DIRECTION TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 22, PER FINAL ORDER OF VACATION UNDER RESOLUTION #R20020285, RECORDED UNDER AUDITOR'S FILE NO. 2002208080139, RECORDS OF SKAGIT COUNTY, WASHINGTON. PER BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AF#200408250097.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

GRANTEE PROPERTY (PARCEL # 48052)

LEIGHT

PARCEL "A"

THE WEST 10 ACRES OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY AND EASTERLY OF THE RIGHT OF WAY OF THE COUNTY ROAD, AS SAME WAS ESTABLISHED AND CONSTRUCTED ON JULY 14, 1938 AND LYING NORTHERLY OF THAT PORTION CONVEYED TO LARRY G HOWER ETUX BY DEED RECORDED AUGUST 14, 1978, UNDER AUDITOR'S FILE NO. 885459; ALSO TOGETHER WITH COUNTY ROAD RIGHT OF WAY RUNNING THROUGH PROPERTY DESCRIBED AS FOLLOWS: LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, THAT PORTION OF UNOPENED COUNTY RIGHT OF WAY KNOWN AS WOOD ROAD 1124400 BEING 60 FEET IN WIDTH LYING WESTERLY OF THE CENTER LINE OF SAID SECTION 22 AND CONTINUING IN A NORTHWESTERLY DIRECTION TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 22, PER FINAL ORDER OF VACATION UNDER RESOLUTION #20020285

RECORDED UNDER AUDITOR'S FILE NO, 2002208080139, RECORDS OF SKAGIT COUNTY, WASHINGTON, PER BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AE4200408250097.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



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PARCEL B:

THE WEST 11.63 FEET OF THE FOLLOWING PARCEL: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING NORTHEASTERLY OF THE COUNTY ROAD, EXCEPT THE WEST 10 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, LYING NORTH AND EASTERLY OF THE RIGHT OF WAY OF THE COUNTY ROAD, AS SAME AS WAS ESTABLISHED AND CONSTRUCTED ON JULY 14, 1938 AND EXCEPT THAT PORTION CONVEYED TO LARRY O. HOWER ETUX BY DEED RECORDED AUGUST 14, 1978, UNDER AUDITOR'S FILE^{NO}, 885459. ALSO TOGETHER WITH COUNTY ROAD RIGHT OF WAY RUNNING THROUGH PROPERTY DESCRIBED AS FOLLOWS: LOCATED IN THE NORTHWEST QUARTER OF THE OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., THAT PORTION OF UNOPENED COUNTY RIGHT OF WAY KNOWN AS WOOD ROAD #24400 BEING 60 FEET IN WIDTH LYING WESTERLY OF THE CENTER LINE OF SAID SECTION 22 AND CONTINUING IN A NORTHWESTERLY DIRECTION WITH THE WEST LINE OF SAID SECTION 22, PER FINAL ORDER OF VACATION UNDER RESOLUTION #R20020285, RECORDED UNDER AF#200208080139.

SITUATED IN SKAGIT COUNTY, WASHINGTON,

ACCESS EASEMENT:

A 60 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, OVER, AND ACROSS A PORTION OF THE ABOVE DESCRIBED GRANTOR PARCEL WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST OF W.M.,

THENCE SOUTH 89°56'34" EAST ALONG THE NORTH LINE OF SAID SECTION 22 AND THE NORTH LINE OF THE GRANTEE PARCEL FOR A DISTANCE OF 440.03 FEET TO A



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POINT ON AN ARC OF A NONTANGENTIAL CURVE WHOSE CENTER BEARS NORTH
32°22'01" EAST, HAVING A RADIUS OF 56.20 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 23°35'32" FOR A DISTANCE OF 2314 FEET;

THENCE SOUTH 81°13'32" EAST FOR A DISTANCE OF 17.76 FEET MORE OR LESS TO
A POINT ON THE EAST LINE OF THE GRANTEE PARCEL AND THE TRUE POINT OF
BEGINNING OF HEREIN DESCRIBED CENTERLINE;

THENCE CONTINUING SOUTH 81°13'32" EAST FOR A DISTANCE OF 65.91 FEET;

THENCE SOUTH 70°49'02" EAST FOR A DISTANCE OF 92.59 FEET TO A POINT ON AN ARC OF
A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
OF 88°51'53" FOR A DISTANCE OF 116.32 FEET;

THENCE SOUTH 18°02'51" WEST FOR A DISTANCE OF 36.43 FEET TO A POINT ON AN ARC
OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
OF 78°59'19" FOR A DISTANCE OF 186.11 FEET;

THENCE SOUTH 60°56'28" EAST FOR A DISTANCE OF 216.98 FEET TO A POINT ON AN ARC
OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 382.00
FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
OF 27°18'52" FOR A DISTANCE OF 182.11 FEET;

THENCE SOUTH 33°37'36" EAST FOR A DISTANCE OF 33.88 FEET TO A POINT ON AN ARC OF
A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 73.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
OF 101°42'53" FOR A DISTANCE OF 129.59 FEET;

THENCE SOUTH 68°05'17" WEST FOR A DISTANCE OF 186.19 FEET TO A POINT ON AN ARC
OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 192.00
FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
OF 24°48'38" FOR A DISTANCE OF 83.14 FEET;



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THENCE NORTH $87^{\circ}06'05''$ WEST FOR A DISTANCE OF 21.20 FEET TO A POINT ON AN ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 317.30 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $25^{\circ}34'48''$ FOR A DISTANCE OF 141.66 FEET;

THENCE SOUTH $67^{\circ}19'07''$ WEST FOR A DISTANCE OF 67.19 FEET;

THENCE SOUTH $74^{\circ}08'27''$ WEST FOR A DISTANCE OF 85.62 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF THE GRANTEE PARCEL AND THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.

THE SIDE LINES OF SAID 60 FOOT EASEMENT TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE AT THE EAST LINE OF SAID GRANTEE PARCEL.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SEE ATTACHED EXHIBIT "B"



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**TOWNSHIP 36 NORTH,
RANGE 3 EAST, W.M.**

16 15
21 22

15
22

T.P.O.B.

60' ACCESS EASEMENT
AS SHOWN ON A.F.#
200408250097. ALSO THE
SAME LOCATION AS THE
EASEMENT BEING DEDICATED
HEREON. EASEMENT INTENDED
TO FOLLOW EXISTING LOGGING
ROAD.

(P48052)
LEIGHT

(P48050)
HOWER

ROS
A.F.# 200408250097

ROS
A.F.# 200408250097

APPROXIMATE LOCATION OF 100'
X 150' DRAIN FIELD EASEMENT.
A.F.# 200308150283.

(P48051)

SLUETH

(P48049)

BLANCHARD ROAD

21 22

N

0 100 200
SCALE IN FEET

SURVEY REFERENCE:
ROS AF#200408250097
DEED AF# 200407020076
EASEMENT AF# 200403160147
200308150283.
RECORDS OF SKAGIT COUNTY

**60' EASEMENT
DEDICATED HEREON**

DATE: 2-2-2015 DESIGN: G.J.
REF: /EM02 DRAWING: G.J.

File 02/02/15 11:03am - S:\MARKET\2014\02-14-a-CW Light\2014-02 with access and utility agreement.doc

RESEARCH DESIGN

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