



201508170037

After recording, mail to:  
Charles W. Sandell, P.S.  
7010 35th Ave. NE  
Seattle, WA 98115

Skagit County Auditor \$76.00  
8/17/2015 Page 1 of 5 11:01AM

ROAD EASEMENT

WHEREAS, the Estate of James C. Squires, hereinafter referred to as "Grantor," is the owner of a parcel of land located in Skagit County, Washington, legally described on Exhibit "A" (Parcel "A"), as made a part hereof and incorporated herein, being assessor's tax parcel #P47473, and

*36/36/02*

WHEREAS, the Estate of James C. Squires, hereinafter referred to as "Grantee," is also the owner of an adjoining parcel of land located in Skagit County, Washington, legally described on Exhibit "A" (Parcel "B"), as made a part hereof and incorporated herein, being assessor's tax parcel #P47441, and

WHEREAS, the Grantor and Grantee, for and in consideration of mutual benefits to be obtained, and with no monetary consideration to either party, hereby covenant and agree as follows:

The Grantor hereby conveys, grants, dedicates, creates, assigns, sets over, and establishes to Grantee and its successors, grantees and assigns, a perpetual twenty-five foot wide easement as legally described on Exhibit "A", for purposes of ingress, egress, and utilities over and through the property of Grantor as described in Exhibit "A". A sketch of the easement is attached as Exhibit "B".

It is the express intention of the Grantor and the Grantee in the creation of this easement that, notwithstanding the fact that the parties presently own both the Dominant Estate and the Servient Estate, the Doctrine of Merger shall not apply so as to frustrate, extinguish, or terminate the creation of such easement and the obligations created hereunder. Therefore, it is the express intent of the parties to this Agreement that the legal notion of the Doctrine of Merger shall never be applied to the easement created under this Agreement and said easement shall only be cancelled by a proper written document executed by the then record owners of the real property described in Exhibit "A" or by order of the Court having jurisdiction.

In the event that any party to this easement, or their grantees, successors and assigns, is required to institute legal action in order to enforce the terms hereof or to protect their interests, the prevailing party to such action shall be entitled to all of their attorney's fees, expert fees, as well as all other associated costs.

The covenants set forth herein shall run with both parcels as described on Exhibit "A" and shall be binding upon and inure to the respective owners, their transferees, successors, heirs, administrators, and assigns.

IN WITNESS WHEREOF, this instrument is executed this 7 day of August, 2015.

Joanne Squires, PR  
Joanne Squires, Grantor  
Personal Representative of the Estate of  
James C. Squires

Joanne Squires, PR  
Joanne Squires, Grantee  
Personal Representative of the Estate of  
James C. Squires

State of Washington

)ss.  
)

County of King

I certify that I know or have satisfactory evidence that Joanne Squires is the person who appeared before me and said person acknowledge that she signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it to be her free and voluntary act for the uses and purposed mentioned in the instrument.

Dated: August 7, 2015



Name: Charles W. Sandell  
Notary Public in and for the State of Washington.  
My appointment expires: 5-30-17

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
ERASEMENT  
AUG 17 2015

Amount Paid \$   
Skagit Co. Treasurer  
By HTB Deputy

## EXHIBIT "A"

### DRIVEWAY EASEMENT DESCRIPTION ACROSS SKAGIT COUNTY TAX PARCEL No. P47473

#### EASEMENT DESCRIPTION

A 25 foot wide easement for ingress, egress and utilities, over, under and across a portion of Skagit County Tax Parcel No. P47473 described below as Parcel "A", for the benefit of Skagit County Tax Parcel P47441 described below as Parcel "B", all lying in Government Lot 3 of Section 36, Township 36 North, Range 2 East, W.M., said easement being 12.5 feet left (Northerly and Easterly) and 12.5 feet right (Southerly and Westerly), and extended or shortened to intersect property boundaries, of the following described centerline:

Commencing at the Northwest corner of said Parcel "A", which point bears S 89°03'30" W along the North line of said Government Lot 3, a distance of 483.43 feet from the Northeast corner of said Government Lot 3;

Thence S 1°35'00" E and parallel with the east line of said Government Lot 3, a distance of 323.00 feet;

Thence S 11°28'00" E along the property line revision approved by Skagit County by Boundary Line Adjustment and recorded under Auditor's File No. 201507100048, records of Skagit County, Washington, a distance of 380.97 feet to the True Point of Beginning of this easement centerline description;

Thence N 79°53'43" E along said centerline, a distance of 110.70 feet to a point of curvature;

Thence along the arc of said curve to the right, concave to the Southwest, having a radius of 37.5 feet, through a central angle of 127°09'07", an arc distance of 83.22 feet to a point of compound curvature, at which point the tangent to said curve bears S 27°02'50" W,

Thence continuing along the arc of said curve to the right, concave to the Northwest, having a radius of 103.00 feet, an arc distance of 32.69 feet, more or less, to the Northerly line of the County road, and the terminus of said centerline.

Situate in the County of Skagit, State of Washington.

#### PARCEL "A" (P47473):

That portion of Government Lot 3 in Section 36, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the North line of said Government Lot 3, which is S 89°03'30" W, 233.43 feet from the Northeast corner of said Government Lot 3;

Thence S 89°03'30" W, along said North line 250 feet;

Thence S 01°35'00" E and parallel with the East line of said Government Lot 3 to the Northerly line of the County road;

Thence Easterly along said Northerly line to a point on a line which is parallel to the East line of said Government Lot 3, and which intersects the place of beginning;

Thence N 01°35'00" W, 738.53 feet to the place of beginning.

EXCEPT that portion thereof described as follows:

Commencing at a point on the North line of said Government Lot 3, which is S 89°03'30" W, 483.43 feet from the Northeast corner of said Government Lot 3;

Thence S 01°35'00" E and parallel with the East line of said Government Lot 3, a distance of 323 feet to a boundary corner of that Amendment To Grant Of Easement from James Clifford Squires, Grantor, to Skagit Land Trust, a Washington nonprofit corporation, Grantee, by that instrument recorded March 8, 2004 under Auditor's File No. 200403080149, records of Skagit County, Washington, and which point is the TRUE POINT OF BEGINNING of this property description;

Thence continuing S 01°35'00" E along a line parallel with the East line of said Government Lot 3, a distance of 418 feet, more or less, to a point on the North line of the County road right-of-way;  
Thence Easterly along the North line of the County road right-of-way to a point which bears S 11°28'00" E, a distance of 422 feet, more or less, from the True Point of Beginning;  
Thence N 11°28'00" W, a distance of 422 feet, more or less, to the True Point of Beginning of this property description.

Situate in the County of Skagit, State of Washington.

PARCEL "B" (P47441):

That portion of Government Lot 3 in Section 36, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the North line of said Government Lot 3, which is S 89°03'30" W, 483.43 feet from the Northeast corner of said Government Lot 3;

Thence S 01°35'00" E and parallel with the East line of said Government Lot 3 to the Northerly line of the County road;

Thence Westerly along said Northerly line to a point on the East line of the West 150 feet of said Government Lot 3;

Thence North along said East line to a point on the North line of said Government Lot 3;

Thence N 89°03'30" E along the North line of said Government Lot 3 to the point of beginning.

TOGETHER WITH that portion of Government Lot 3 described as follows:

Commencing at a point on the North line of said Government Lot 3, which is S 89°03'30" W, 483.43 feet from the Northeast corner of said Government Lot 3;

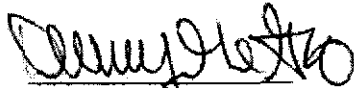
Thence S 01°35'00" E and parallel with the East line of said Government Lot 3, a distance of 323 feet to a boundary corner of that Amendment To Grant Of Easement from James Clifford Squires, Grantor, to Skagit Land Trust, a Washington nonprofit corporation, Grantee, by that instrument recorded March 8, 2004 under Auditor's File No. 200403080149, records of Skagit County, Washington, and which point is the TRUE POINT OF BEGINNING of this property description;

Thence continuing S 01°35'00" E along a line parallel with the East line of said Government Lot 3, a distance of 418 feet, more or less, to a point on the North line of the County road right-of-way;

Thence Easterly along the North line of the County road right-of-way to a point which bears S 11°28'00" E, a distance of 422 feet, more or less, from the True Point of Beginning;

Thence N 11°28'00" W, a distance of 422 feet, more or less, to the True Point of Beginning of this property description.

Situate in the County of Skagit, State of Washington.

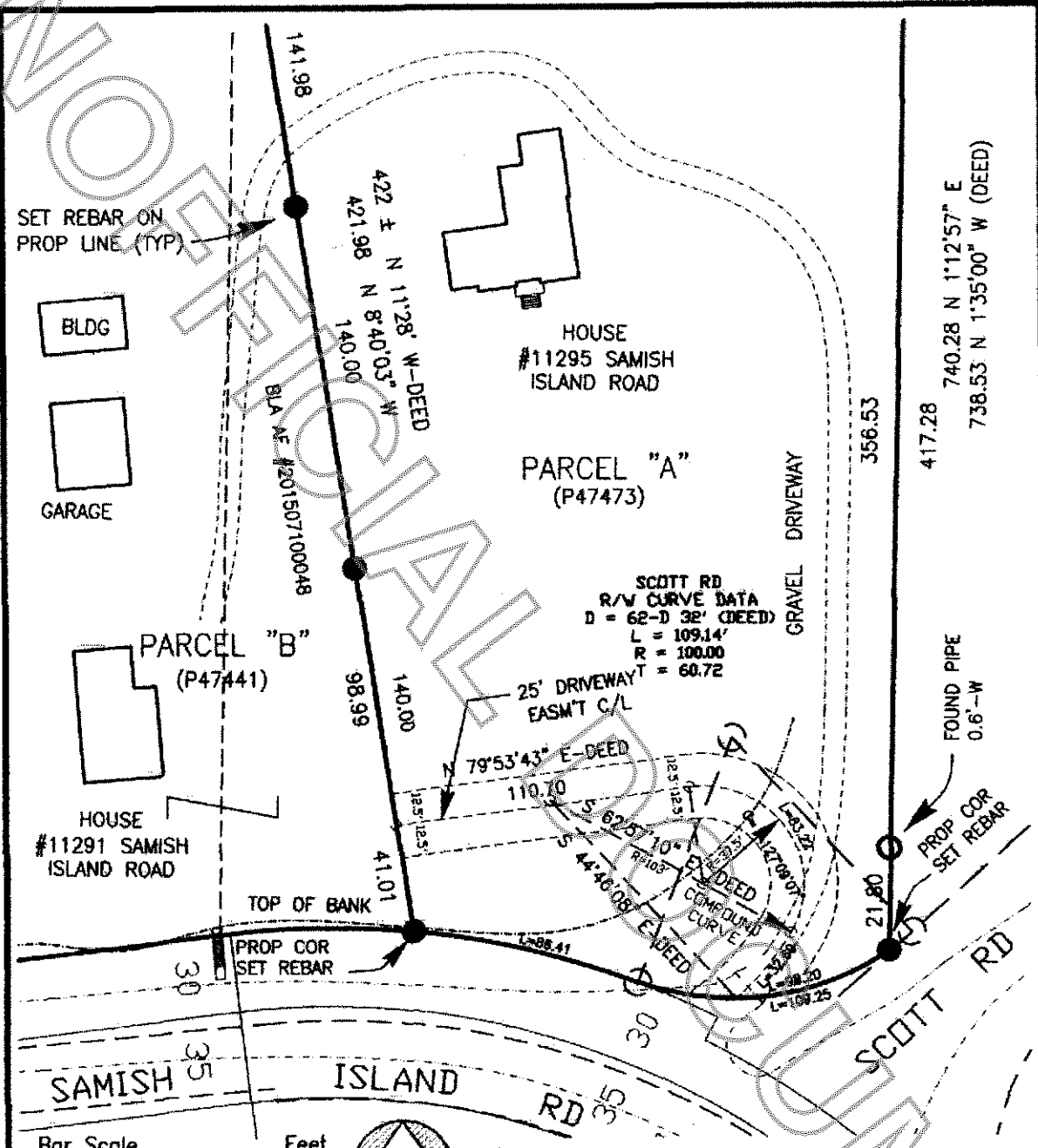


DENNY D. DEGRO

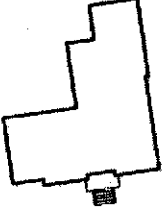
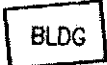
Registered Professional Land Surveyor

License No. 37532

Date: July 31, 2015

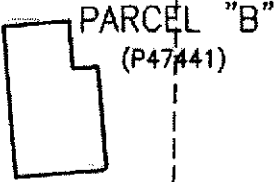


SET REBAR ON  
PROP LINE (TYP)



HOUSE  
#11295 SAMISH  
ISLAND ROAD

PARCEL "A"  
(P47473)



HOUSE  
#11291 SAMISH  
ISLAND ROAD

PARCEL "B"  
(P47441)

SCOTT RD  
R/W CURVE DATA  
D = 62-D 3E' (DEED)  
L = 109.14'  
R = 100.00  
T = 60.72

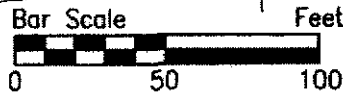
25' DRIVEWAY  
EASMT C/L

N 79°53'43" E-DEED

FOUND PIPE  
0.6'-W

PROP COR  
SET REBAR

PROP COR  
SET REBAR



Prepared By:

LEGRO & ASSOCIATES  
Professional Land Surveyor  
1321 South 2nd Street  
Mount Vernon, WA 98273  
Phone: (360) 336-3220

**EXHIBIT "B"**  
**DRIVEWAY EASEMENT SKETCH**

PTN. GOV'T LOT 3  
SEC. 36, T. 36 N., R. 2 E.W.M.  
SKAGIT COUNTY, WASHINGTON  
JULY 31, 2015