

AFTER RECORDING RETURN TO:  
Adelstein Sharpe & Serka LLP  
Post Office Box 5158  
Bellingham, WA 98227-5158



201508240117

Skagit County Auditor \$78.00  
8/24/2015 Page 1 of 7 11:13AM

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GRANTORS: DONALD L. BOSTON AND GAIL M. BOSTON,  
HUSBAND AND WIFE  
GRANTEE: INGRID CARLSON  
LEGAL DESCRIPTION: LOT 1, SKAGIT COUNTY SHORT PLAT NO. 97-001,  
PTN OF LOT 2, SECTION 19, TOWNSHIP 35 NORTH,  
RANGE 3 EAST OF W.M., LYING EASTERLY OF COUNTY  
ROAD EXCEPT NORTH 807 FEET EXCEPT SOUTH  
QUARTER GOVERNMENT 2  
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NOS.: P34474; P34477  
REFERENCE NO.: N/A

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**EASEMENT FOR WELL, PUMP HOUSE  
AND APPURTENANCES THEREON**

*Land Title and Escrow*

*149614-S*

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This agreement is made and entered into by and between Donald L. Boston and Gail M. Boston, husband and wife, whose address is 9579 Bayview Edison Road, Bow, Washington, hereinafter referred to as the "Grantors" and Ingrid Carlson, whose address is 9537 Bayview Edison Road, Bow, Washington, hereinafter referred to as the "Grantee."

**RECITALS**

WHEREAS, Grantors' and Grantee's properties defined hereinafter are contiguous parcels;

WHEREAS, it has been identified that Grantee's existing well, pump house, power lines to the pump house and water line servicing Grantee's property are encroaching on Grantors' property;

WHEREAS, Grantors are willing to convey a perpetual, exclusive easement on the following terms and conditions:

WITNESSETH:

1. **Easement For Well, Pump House, And Water Line.**

Grantors hereby convey to Grantee a perpetual exclusive easement for the existing well, pump house, and water line over, under and across the following described real property:

Lot 1, Skagit County Short Plat No. 97-001, approved August 20, 1997 and recorded August 29, 1997 in Volume 13 of Short Plats, Pages 32 thru 33, records of Skagit County, Washington, being a portion of Government Lots 2 and 3, Section 19, Township 35 North, Range 3 East of W.M.

("Servient Estate"), depicted in **Exhibits 1 and 2** which are attached hereto and incorporated by reference herein.

This easement includes the right to withdraw water from the well and to ingress and egress Grantors' property to service, maintain and improve the well, pump house, power line to the pump house and water line servicing Grantee's property.

2. **Appurtenant Property.**

This easement is appurtenant to the following described real property owned by Grantee:

That portion of Government Lot 2, Section 19, Township 35 North, Range 3 East of W.M., lying easterly of County Road; except the North 807 feet, as measured along the east line of said county road; also except the south 1/4 of said Government Lot 2.

Situate in Skagit County, Washington.

("Appurtenant Property")

3. **Conditions.**

(a) Grantee is solely responsible to maintain and improve well, pump house, power line, and waterline.

(b) Grantee is permitted access to Grantors' property at reasonable hours to undertake maintenance of the water system.

(c) After completing any maintenance or improvements to the water system, Grantee is responsible to restore Grantors' property to the condition that existed prior to undertaking the maintenance.

4. **Successors and Assigns.**

This easement shall be construed as a covenant running with the land and shall be binding on successors and assigns of Grantors' and Grantee's properties.

5. **Purpose.**

The purpose of this easement is to convey to Grantee the sole right to withdraw water from the existing well located on Grantors' property to serve the Appurtenant Property and ownership of the well, pump house, and appurtenances thereto and waterline ("Water System") so that Grantee maintains the right to maintain and improve the water system serving the Appurtenant Property.

6. **Severability.**

The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

7. **Counterparts.**

This agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which when taken together will be deemed to constitute one and the same instrument.

DATED this 5th day of AUGUST, 2015.

GRANTORS:

Donald L. Boston

*Donald L. Boston*

*Gail M. Boston*  
Gail M. Boston

GRANTEE:

Ingrid Carlson

*Ingrid A. Carlson*

*Easement Only*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 21 2015

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *KL* Deputy

STATE OF WASHINGTON )  
                  SKAGIT ) ss.  
COUNTY OF WHATCOM )

On this day personally appeared before me **Donald L. Boston** to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

DATED this 5th day of AUGUST, 2015.



*Charlene Griffin*  
Notary Public in and for the State of  
Washington, residing at Burlington  
Printed Name: CHARLENE GRIFFIN  
My Commission expires 5-20-2019





EXHIBIT 2

Bayview Edison Rd

Google

