



Skagit County Auditor \$152.00  
2/25/2016 Page 1 of 7 9:11AM

When recorded return to:  
**William Undlin**  
**P.O. Box 112**  
**Idleyld Park, OR 97447**

Filed for record at request of:  
**William Undlin and Andrea L Subcleff**

## Grant and Re-Statement of Easement

The GRANTOR, **Andrea L. Subcleff**, grants to the GRANTEE, **William Undlin and his successors and/or assigns**, an Easement for Well, Pump House and Waterline outlined at Exhibit "D" and depicted at Exhibit "E", as herein attached.

Said Easement will benefit that property described as follows:

Tract 1 of that certain 5 acre Parcel Subdivision No. 501-80, entitled, "FREMALI'S COUNTRY ESTATES", as approved September 24, 1980 and recorded September 25, 1980, under Auditor's File No. 8009250045 in Volume 4 of Short Plats, pages 179 and 180, records of Skagit County, Washington; being a portion of Section 34, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of said Tract 1, described as follows:

Beginning at the Southwest corner of Tract 2 of said "FREMALI'S COUNTRY ESTATES";  
thence West 20 feet;  
thence Northwesterly to a point which is 180 feet South of the North line of said Tract 1 and 115 feet West of the West line of said Tract 2;  
thence North 180 feet to the North line of said Tract 1;  
thence East along said North line to the Northwest corner of said Tract 2;  
thence South along the East line of said Tract 2 to the point of beginning.

Situate in the County of Skagit, State of Washington.

*Note: The subject easement was originally granted to Bert W. Cook on September 12, 1990 by Andrea L. Subcleff (copy attached here, along with Exhibits A, B and C of said original easement). All terms of said easement, as originally executed and as herein attached, will apply to this grant of easement and any rights of the successors and/or assigns of the properties described above, and herein.*

**Tax # (P17767) 330434-1-006-0405; (P17770) 330434-1-007-0008;**  
**(P113102) 330434-1-006-0700; (P17764) 330434-1-006-0017**

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

Abbreviated Legal: Ptn Tr. 1 and Tr. 2, Fremali's Country Estates (SP# 501-80).

**FEB 25 2016**

Dated: Jan 20, 2016

Andrea Subcleff

Andrea L. Subcleff

Amount Paid \$  
Land Title and Escrow  
Skagit Co. Treasurer  
Deputy

m-20899

Accommodation

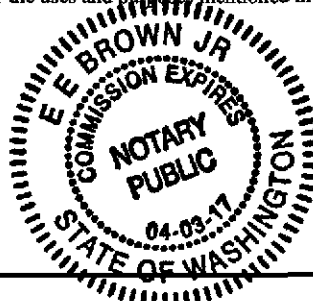
STATE OF WASHINGTON }

County of Skagit }

I certify that I know or have satisfactory evidence that **Andrea L. Subcleff** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument and with full authority to act in the capacity noted above.

Dated this 20 day of Jan, 2016.

[Signature]  
Notary Public in and for the  
State of Washington, residing at Sedro-Woolley, WA  
My appointment expires 04-03-2017.



EASEMENT FOR WELL AND WATER LINE

For valuable consideration, Grantor ANDREA L. SUBCLEFF, a single person and the owner of the real estate described in Exhibit "A" attached hereto and incorporated by reference herein, does hereby convey and grant to Grantee BERT W. COOK, a single person and the owner of the real estate described in Exhibit "B" attached hereto and incorporated by reference herein, an exclusive easement for access, installation and maintenance of a water well system over, under, across and upon that portion of the Grantor's property as described in Exhibit "C" attached hereto and incorporated herein by reference.

This easement is subject to the following terms and conditions:

A. Grantee shall maintain the easement and shall be responsible for costs of all maintenance of the well and all appurtenances thereto.

B. For the purpose of keeping the water supply free from impurities which might be injurious to the public health, Grantor shall not construct and maintain or cause to be constructed or maintained within the easement any cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pig pens, or other enclosures or structures for the keeping or maintenance of fowl or animals (not including household pets), or the storage of liquid or dry chemicals, herbicides, insecticides or any other hazardous wastes. Grantor agrees that her use of the easement area shall comply with all statutes, and governmental regulations and ordinances.

C. This easement shall run with the land and shall be binding upon the Grantor and Grantee, and their heirs, successors and assigns.

D. This easement shall inure to the benefit of the Grantee, his heirs, successors and assigns and shall continue in force and effect until such time, if ever, that the well is no longer used as a source of water supply to the Grantee's real estate.

E. Nothing contained in this agreement shall restrict the Grantor from enclosing her property by a fence as long as reasonable access to the well and service lines is afforded to Grantee. Should any of the service lines on Grantor's property have to be dug up and repaired or replaced, the ground shall be repaired and replanted by Grantee.

DATED this 12 day of September, 1990.

GRANTOR:

Andrea L. Subcleff  
Andrea L. Subcleff

PARCEL "A":

Exhibit "A"

That portion of Tract No. 1 of that certain 5 acre Parcel Subdivision No. 501-80, entitled "FREMALI'S COUNTRY ESTATES", approved September 24, 1980 and recorded September 25, 1980, under Auditor's File No. 8009250045, in Volume 4 of Short Plats, pages 179 and 180, records of Skagit County, Washington, being a portion of Section 34, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of Tract 2 of said "FREMALI'S COUNTRY ESTATES";  
thence West 20 feet;  
thence Northwesterly to a point which is 180 feet South of the North line of said Tract 1 and 115 feet West of the West line of said Tract 2;  
thence North 180 feet to the North line of said Tract 1;  
thence East along said North line to the Northwest corner of said Tract 2;  
thence South along the East line of said Tract 2 to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tract 2 of that certain 5 Acre Parcel Subdivision No. 501-80, entitled, "FREMALI'S COUNTRY ESTATES", approved September 24, 1980 and recorded September 25, 1980, under Auditor's File No. 8009250045, in Volume 4 of Short Plats, pages 179 and 180, records of Skagit County, Washington, being a portion of Section 34, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

DESCRIPTION.

Exhibit "B"

Tract 1 of that certain 5 Acre Parcel Subdivision No. 501-80, entitled, "FREMALI'S COUNTRY ESTATES", as approved September 24, 1980 and recorded September 25, 1980, under Auditor's File No. 8009250045 in Volume 4 of Short Plats, pages 179 and 180, records of Skagit County, Washington; being a portion of Section 34, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of said Tract 1, described as follows:

Beginning at the Southwest corner of Tract 2 of said "FREMALI'S COUNTRY ESTATES";  
thence West 20 feet;  
thence Northwesterly to a point which is 180 feet South of the North line of said Tract 1 and 115 feet West of the West line of said Tract 2;  
thence North 180 feet to the North line of said Tract 1;  
thence East along said North line to the Northwest corner of said Tract 2;  
thence South along the East line of said Tract 2 to the point of beginning.

Situate in the County of Skagit, State of Washington.

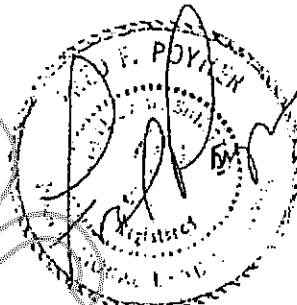
Exhibit "C"

An easement exclusively for the benefit of Tract 1 of that certain 5 acre parcel subdivision No. 501-80, entitled "Fremali's Country Estates" as recorded under Auditor's File No. 8009250045 in Volume 4 of Short Plats, Page's 179 and 180, records of Skagit County, Washington, being a portion of Section 34, Township 33 North, Range 4 East, W.M., said easement being for access, installation and maintenance of a water well system over, under, across and upon a 10 foot wide strip of land being 5 feet on each side of and abutting the following described centerline:

Commencing at the most Northerly Northeast corner of Tract 1 of said Fremali's Country Estates; thence N  $83^{\circ} 49' 26''$  W along the North line of said Tract 1 a distance of 115.00 feet; thence S  $6^{\circ} 02' 37''$  W parallel with the East line of said Tract 1 a distance of 48.80 feet to The True Point of Beginning of the herein described centerline; thence S  $83^{\circ} 49' 26''$  E parallel with the North line of said Tract 1 a distance of 101.38 feet to the center point of an existing pump house and water well, said center point being point "A" and the terminus of the herein described centerline.

Together with a circle of land having a radius of 100.00 feet, the radius point thereof being located at the above described point "A".

Situate in the County of Skagit, State of Washington.



## EXHIBIT D

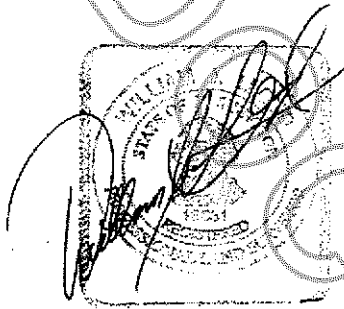
### WELL, PUMP HOUSE, AND WATERLINE EASEMENT

That portion of the Southwest quarter of the Northeast quarter of Section 34, Township 33 North, Range 4 East, W.M., more particularly described as follows:

**COMMENCING** at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 34; thence N 83° 49' 26" W along the North line of said subdivision, a distance of 538.93 feet; thence S 6° 02' 37" W a distance of 30.00 feet to the North margin of Starbird Road and the adjusted property corner of Lots 1 and 2, as recorded under Auditor's File Number 9005290095 and 201209200021; thence continue S 6° 02' 37" W along said adjusted lot line a distance of 19.96 feet to the **TRUE POINT OF BEGINNING** of the centerline of a 10.00 foot wide water line easement; thence S 83° 57' 23" E along said centerline a distance of 101.50 feet to the center point of an existing pump house and water well, said center point being Point "A"; thence continue S 83° 57' 23" E a distance of 5.00 feet to the terminus of the herein described centerline;

**TOGETHER WITH** a 100.00 foot radius well protection easement, the radius point thereof being located at the above described Point "A".

Situate in the County of Skagit, State of Washington



12-08-15

# EXHIBIT E

