



201607070034

Skagit County Auditor

\$74.00

7/7/2016 Page

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2 12:45PM

Return Address:
Michael McCoy
16818 Lakeview Blvd
Mt Vernon WA 98274

EASEMENT

The GRANTOR (McHoldings, LLC) for and in consideration of One Dollar in hand paid, grant and convey to the GRANTEE, (McHoldings, LLC), a perpetual, non-exclusive twenty foot wide easement for access, over, on and across the following described real estate:

P67141 AKA LAKE VIEW TRS TO BIG LAKE, ACRES 0.89, PARCEL B OF SURVEY RECORDED UNDER AF#200209060015 AKA THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND ALSO BEING A PORTION OF TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 32-79, APPROVED APRIL 30, 1979 AND FILED IN VOLUME 3 OF SHORT PLATS AT PAGE 114 UNDER AUDITOR'S FILE NO. 7905150047, TOGETHER WITH A PORTION OF TRACT C OF SKAGIT COUNTY SHORT PLAT NO. 32-79 (REVISED) APPROVED JANUARY 9, 1981 AND FILED IN VOLUME 5 OF SHORT PLATS, AT PAGE 18 UNDER AUDITOR'S FILE NO. 8101120002, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE NORTH 10 DEGREES 22' 30" WEST ALONG THE EAST LINE OF SAID TRACT 2, A DISTANCE OF 208.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 79 DEGREES 52' 00" WEST ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 115.16 FEET TO THE SOUTH CORNER ON THE MOST EASTERLY LINE OF SAID TRACT C; THENCE NORTH 00 DEGREES 00' 00" EAST ALONG SAID MOST EASTERLY LINE, A DISTANCE OF 61.00 FEET TO THE NORTH CORNER OF SAID MOST EASTERLY LINE; THENCE SOUTH 79 DEGREES 52' 00" WEST ALONG THE NORTHERLY LINE OF SAID TRACT C, A DISTANCE OF 104.54 FEET TO THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF SAID TRACT 2; THENCE SOUTH 10 DEGREES 22' 30" WEST ALONG SAID WESTERLY LINE AND ITS PROJECTION, A DISTANCE OF 188.76 FEET; THENCE NORTH 79 DEGREES 52' 00" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 10 DEGREES 22' 30" EAST, A DISTANCE OF 80.00 FEET TO THE SOUTH LINE OF SAID TRACT 2; THENCE NORTH 79 DEGREES 52' 00" EAST, A DISTANCE OF 78.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. PARCEL B OF SURVEY RECORDED UNDER AF#200209060015 AKA THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND ALSO BEING A PORTION OF TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 32-79, APPROVED APRIL 30, 1979 AND FILED IN VOLUME 3 OF SHORT PLATS AT PAGE 114 UNDER AUDITOR'S FILE NO. 7905150047, TOGETHER WITH A PORTION OF TRACT C OF SKAGIT COUNTY SHORT PLAT NO. 32-79 (REVISED) APPROVED JANUARY 9, 1981 AND FILED IN VOLUME 5 OF SHORT PLATS, AT PAGE 18 UNDER AUDITOR'S FILE NO. 8101120002, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE NORTH 10 DEGREES 22' 30" WEST ALONG THE EAST LINE OF SAID TRACT 2, A DISTANCE OF 208.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 79 DEGREES 52' 00" WEST ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 115.16 FEET TO THE SOUTH CORNER ON THE MOST EASTERLY LINE OF SAID TRACT C; THENCE NORTH 00 DEGREES 00' 00" EAST ALONG SAID MOST EASTERLY LINE, A DISTANCE OF 61.00 FEET TO THE NORTH CORNER OF SAID MOST EASTERLY LINE; THENCE SOUTH 79 DEGREES 52' 00" WEST ALONG THE NORTHERLY LINE OF SAID TRACT C, A DISTANCE OF 104.54 FEET TO THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF SAID TRACT 2; THENCE SOUTH 10 DEGREES 22' 30" WEST ALONG SAID WESTERLY LINE AND ITS PROJECTION, A DISTANCE OF 188.76 FEET; THENCE NORTH 79 DEGREES 52' 00" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 10 DEGREES 22' 30" EAST, A DISTANCE OF 80.00 FEET TO THE SOUTH LINE OF SAID TRACT 2; THENCE NORTH 79 DEGREES 52' 00" EAST, A DISTANCE OF 78.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.,

situated in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

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JUL 07 2016

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

UNRECORDED

which easement shall run with the land and benefit the following described real estate:

F67142 AKA LAKEVIEW TRACTS TO BIG LAKE PARCEL C OF A SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200209060015 ALSO KNOW AS THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, AND ALSO BEING A PORTION OF TRACT 2 OF SKAGIT COUNTY SHORT PLAT NUMBER 32-79, APPROVED APRIL 30, 1979 AND FILED IN VOLUME 3 OF SHORT PLATS, PAGE 114, UNDER AUDITOR'S FILE NUMBER 7905150047, AND ALSO TOGETHER WITH A PORTION OF TRACT "B" OF SKAGIT COUNTY SHORT PLAT NUMBER 32-79 (REVISED), APPROVED JANUARY 9, 1981 AND FILED IN VOLUME 5 OF SHORT PLATS, PAGE 18, UNDER AUDITOR'S FILE NUMBER 8101120002, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE NORTH 10 DEGREES 22' 30" WEST ALONG THE EAST LINE OF SAID TRACT 2, 208.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 79 DEGREES 52' 00" WEST ALONG THE NORTH LINE OF SAID TRACT 2, 115.16 FEET TO THE SOUTH CORNER OF THE MOST EASTERLY LINE OF TRACT C OF SAID REVISED SHORT PLAT; THENCE NORTH 00 DEGREES 00' 00" EAST ALONG SAID MOST EASTERLY LINE, 61.00 FEET TO THE NORTH CORNER OF SAID MOST EASTERLY LINE; THENCE SOUTH 79 DEGREES 52' 00" WEST ALONG THE NORTHERLY LINE OF SAID TRACT C, 104.54 FEET TO THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF SAID TRACT 2; THENCE SOUTH 10 DEGREES 22' 30" WEST ALONG SAID WESTERLY LINE AND ITS PROJECTION, 188.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 79 DEGREES 52' 00" EAST, 130.00 FEET; THENCE SOUTH 10 DEGREES 22' 30" EAST, 80.00 FEET TO THE SOUTH LINE OF SAID TRACT 2; THENCE NORTH 79 DEGREES 52' 00" EAST, 78.71 FEET TO THE EASTERLY LINE OF SAID TRACT "B"; THENCE SOUTH 10 DEGREES 22' 30" EAST ALONG SAID EASTERLY LINE, 60 FEET TO THE EASTERLY MOST CORNER OF TRACT "B" THENCE SOUTH 79 DEGREES 52' 00" WEST ALONG THE SOUTHERLY LINE OF TRACT "B", 100 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE AT AN ANGLE OF SOUTH 58 DEGREES 08' 57" WEST (SHOWN AS SOUTH 58 DEGREES 08' 52" WEST ON SHORT PLAT NO. 32-79 (REVISED), 116.82 FEET TO A POINT WHICH LIES SOUTH 10 DEGREES 22' 30" EAST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 10 DEGREES 22' 30" WEST, 183.23 FEET TO THE TRUE POINT OF BEGINNING,

[Signature]
situated in the County of Skagit, State of Washington.

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

ON THIS 7th day of July, 2016, before me, personally appeared Michael D. McCoy, to me known to be the President of the Grantor, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

[Signature]
WITNESS my hand and official seal here to the day and year in this certificate first above written.

TAMMY BELISLE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 1, 2018

[Signature]
Notary Public in and for the State of Washington,
residing at
[Signature] Mt. Vernon, WA
My Appointment Expires *[Signature]* May 1, 2018

TAMMY BELISLE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 1, 2018

UNRECORDED