



201704180018

Skagit County Auditor

\$76.00

4/18/2017 Page

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4 11:14AM

Document Title:

Easement for Ingress, Egress and Maintenance

Reference Number :

Grantor(s):

additional grantor names on page ___.

1. Cultus View, LLC, a Washington limited liability company

2.

Grantee(s):

additional grantee names on page ___.

1. Charles Montgomery, an individual

2.

Abbreviated legal description:

full legal on page(s) ___.

Government Lot 11, Section 1, Township 34 North, Range 4 East, W.M. Situate in Skagit County

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___.

P23286

After Recording Return to:
Jeffrey Miller
103 N. Township
Sedro Woolley, WA. 98283

Document: Easement for Ingress, Egress and Maintenance
Grantor: Cultus View, LLC, a Washington limited liability company
Grantee: Charles Montgomery, an individual
Legal: Government Lot 11, Section 1, Township 34 North, Range 4 East, W.M. Situate in Skagit County
Tax Parcel #: P23286

EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE

This is granted by Cultus View LLC, a Washington limited liability company ("Grantor") to Charles Montgomery, an individual ("Grantee").

RECITALS:


- A. Grantor owns real property described as Government Lot 11, Section 1, Township 34 North, Range 4 East, W.M. Situate in Skagit County; Tax Parcel #: P23286 the "Servient Estate".
- B. The Grantor has conveyed to the Grantee the Easement for Ingress and Egress, recorded under Skagit County Auditor's File No. 201704180018 ("Easement").
- C. This Easement Grantee is for the purpose of providing Grantee ingress, egress to Grantee's property commonly known as 12657 Sawyer Court, Skagit County parcel number P123388 the "Dominant Estate" and for the installation, use and maintenance of a driveway and associated landscaping.
- D. A legal description and sketch of this Easement is attached hereto.

EASEMENT:

1. Recitals. The above recitals are hereby incorporated as part of this Easement.
2. Grant of Easement. Grantor grants and conveys to Grantee a perpetual, non-exclusive easement as described in in the attachment for the installation, use and maintenance of a driveway and associated landscaping.
3. Binding Effect. This Easement shall run with the land and is binding on the Grantor's successors and assigns.
4. Purpose. The purpose of this Easement is to provide ingress and egress to the Dominant Estate and for the installation, use and maintenance of a driveway and associated landscaping.

- 5. Relocation. Grantor reserves the right to modify or alter the driveway at its discretion, so long as the modification or alteration fulfills the intended purpose of this Easement.
- 6. Financial Responsibility. Grantee shall be sole responsible for the cost of construction, repair and maintenance of the driveway and landscaping within this Easement.
- 7. Warranty. This Easement is granted without warranties of any kind, including, but not limited to warranties of title.

GRANTOR: CULTUS VIEW, LLC


By: _____
Robert Janicki, Member

GRANTEE: CHARLES MONTGOMERY


By: _____

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 18 2017

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

STATE OF WASHINGTON)

) :ss

COUNTY OF SKAGIT)

ON THIS 17th day of April, 2017, before me personally appeared Robert Janicki, to me known to be the Managing Member of Cultus View, LLC, a Washington limited liability company, and acting on behalf of that limited liability company, executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.



Carrie M. Veldman

Notary Public in and for the State of Washington

residing at Bellingham, WA

My Appointment Expires 4-24-2019

STATE OF WASHINGTON)

) :ss

COUNTY OF SKAGIT)

ON THIS 14th day of April, 2017, before me personally appeared Charles Montgomery, to me known to be the individual who executed the within and foregoing instrument, and acknowledged said instrument to be his/her/their free and voluntary act and deed, for the uses therein mentioned.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.



Melody A. Heibredner

Notary Public in and for the State of Washington

residing at Mt Vernon, WA

My Appointment Expires 4-30-2019