

When Recorded Return To:

Tellesbo
2619 N 27th St
Mt. Vernon WA 98273



201804130060

Skagit County Auditor
4/13/2018 Page

1 of

4

\$77.00
1:22PM

COVER PAGE TO
EASEMENT OR RIGHT-OF-WAY FOR ACCESS TO PROPERTY

GRANTOR: SELECT BUYS, LLC

GRANTEE: BRYCE TELLESBO

LEGAL DESCRIPTION: DK 22 PORTION OF NW 1/4 SE 1/4 WEST OF DRY SLOUGH
DEFINED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SE 1/4 OF
SECTION 11 (ALSO KNOWN AS THE S 1/4 OF CORNER SECTION 11); THENCE SOUTH
89-17-03 EAST, 554.18 FEET ALONG THE SOUTH LINE OF SAID SECTION 11; THENCE
NORTH 0-42-57 EAST, 2,271.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE
NORTH 6-00-00 EAST, 132.11 FEET TO A POINT OF CURVATURE; THENCE ALONG
THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50 FEET, THROUGH
A CENTRAL ANGLE OF 104-23-08, AN ARC DISTANCE OF 91.09 FEET TO A POINT OF
TANGENCY; THENCE SOUTH 69-36-52 EAST TO DRY SLOUGH; THENCE SOUTHERLY
ALONG DRY SLOUGH TO A POINT THAT IS SOUTH 79-18-00 EAST FROM THE POINT
OF BEGINNING; THENCE NORTH 79-18-00 WEST TO THE TRUE POINT OF
BEGINNING; EXCEPT DIKE RIGHT OF WAY CONDEMNED BY SKAGIT COUNTY
SUPERIOR COURT CAUSE #3604 & 3054; AND EXCEPT DITCH RIGHTS OF WAY, IF
ANY. *****EASEMENT, 30 FOOT IN WIDTH ACCESS EASEMENT OVER, UNDER,
ACROSS AND THROUGH THE EXSISTING AS-BUILT DRIVEWAY FROM DRY
SLOUGH ROAD, FOR ROAD AND UTILITY PURPOSES.

TAX PARCEL NO.: P112520

After Recording Return to:
Tellesbo
2619 N 27th St
Mt Vernon WA 98273

EASEMENT OR RIGHT-OF-WAY FOR ACCESS TO PROPERTY

FOR AND IN CONSIDERATION of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SELECT BUYS, LLC ("Grantor" or "Servient Tenement") 1102 122nd Ave NE, Lak Stevens, WA 98258, hereby grants and conveys to Bryce Tellesbo, ("Grantee" or "Dominant Tenement"), 19544 Tellesbo Lane Mount Vernon, WA 98274, its successors and assigns, a perpetual, non-exclusive right of way and easement ("Easement") upon, about, over and across the Servient Tenement Property described on the attached Exhibit "A", hereto and incorporated herein by reference ("Property").

1. Grant. The easement granted hereby shall be only for ingress and egress to, from, upon and over the Property described and to provide access to other property owned by Grantee.
2. Amendment. This Easement shall be amended only by a written and recorded instrument signed by the parties or the then current owner of the Property and the Easement.
3. This Easement shall be binding upon and inure to the benefit of the parties successors and assigns, heirs, beneficiaries and personal representatives.

This Easement shall be governed by and construed and enforced in accordance with the laws of the State of Washington.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Jeff Harding
As Managing Member of Select Buys, LLC

3/12/18
Date

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 13 2018

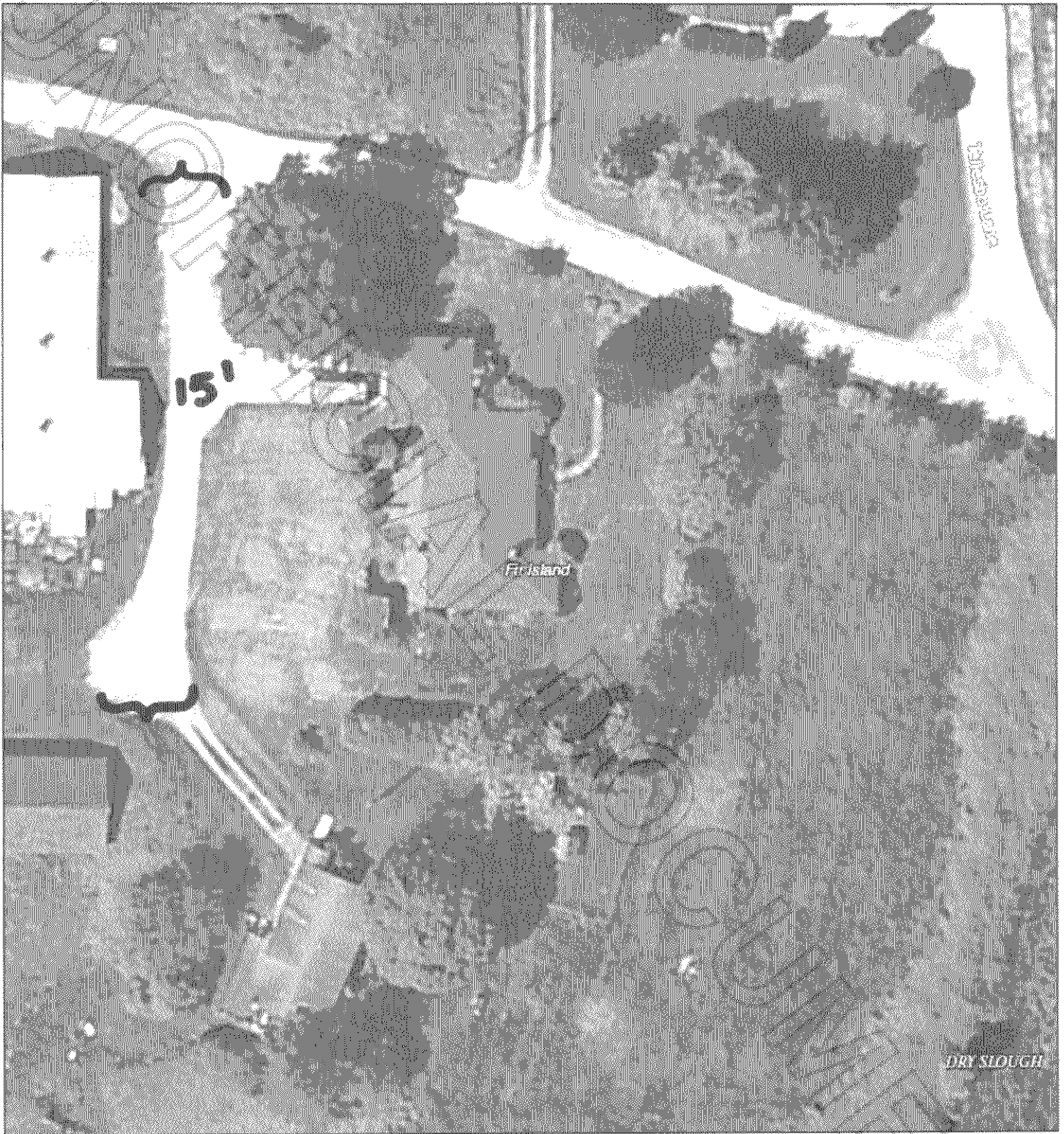
STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)
I certify that I know or have satisfactory evidence that Jeff Harding is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the managing member of SELECT BUYS, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
DATED this 12th day of March, 2018.
[Signature]
SARAH A. YIELDING
Notary Public in and for the State of Washington
My appointment expires: 6/7/21

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy
PLACE NOTARY SEAL HERE
SARAH A. YIELDING
Notary Public
State of Washington
My Appointment Expires
Jun 7, 2021

EXHIBIT A:




A fifteen foot (15') wide easement, the centerline being within the existing driveway, along the North & Northwest edge of the property described below and as depicted and identified on the aerial photograph attached as Exhibit "B".

DK22 PORTION OF NW1/4 SE1/4 WEST OF DRY SLOUGH DEFINED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SE1/4 OF SECTION 11 (ALSO KNOWN AS THE SE1/4 OF CORNER SECTION 11); THENCE SOUTH 89-17-03 EAST, 554.18 FEET ALONG THE SOUTH LINE OF SAID SECTION 11; THENCE NORTH 0-42-57 EAST, 2,271.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 6-00-00 EAST, 132.11 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50 FEET, THROUGH A CENTRAL ANGLE OF 104-23-08, AN ARC DISTANCE OF 91.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69-36-52 EAST TO DRY SLOUGH; THENCE SOUTHERLY ALONG DRY SLOUGH TO A POINT THAT IS SOUTH 79-18-00 EAST FROM THE POINT OF BEGINNING; THENCE NORTH 79-18-00 WEST TO THE TRUE POINT OF BEGINNING; EXCEPT DIKE RIGHT OF WAY CONDEMNED BY SKAGIT COUNTY SUPERIOR COURT CAUSE #3604 & 3054; AND EXCEPT DITCH RIGHTS OF WAY, IF ANY.
*****EASEMENT, 30 FOOT IN WIDTH ACCESS EASEMENT OVER, UNDER, ACROSS AND THROUGH THE EXSISTING AS-BUILT DRIVEWAY FROM DRY SLOUGH ROAD, FOR ROAD AND UTILITY PURPOSES.

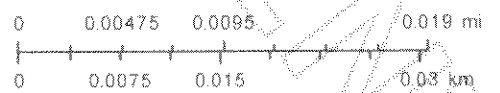


March 12, 2018

Legend

-  County Boundary
-  500 foot contours
-  100 foot contours
- City Names
- Road Labels
- Hydro Labels
- Regional Labels

1:564



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.