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09/06/2018 03:46 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Michael A. Winslow
Attorney at Law
1204 Cleveland Avenue
Mount Vernon, Washington 98273

**DECLARATION OF EASEMENT FOR
FIRE PROTECTION TURNAROUND**

Grantor: Morgan-Turner Properties, L.P., a Washington limited liability partnership.

Grantees: Morgan-Turner Properties, L.P., a Washington limited liability partnership;
and future owners of Lots 1, 2, and 3, Short Plat PL05-0893

Legal Description (abbreviated):

Portion of Lots 2 and 3 of Short Plat PL05-0893, being a portion of Government Lots 4
and 5, Section 9, Township 34 N, Range 2 E. W.M., situate in Skagit County,
Washington.

Full legal description attached as Exhibit A.

Assessor's Property Tax

Parcel or Account No. P127580, P120706

Reference Nos of Documents

Assigned or Released: None.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 06 2018

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

DECLARATION OF EASEMENT FOR FIRE PROTECTION TURNAROUND

The Grantor, named herein above, hereby conveys and declares an Easement for ingress and egress,
for purposes of establishing a roadway to be used as a cul-de-sac/fire protection turnaround over and
across the property legally described in attached Exhibit A. Said Easement shall be non-exclusive
and perpetual, and is made for the benefit of the Grantees and future owners of Lots 1, 2, and 3 of the
Morgan-Turner Properties, L.P. Short Plat No. PL05-0893, recorded under Skagit County Auditor
File No. 200805190147, together with tidelands of the second class in front of the said lots, being a

Declaration of Easement

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portion of Government Lots 4 and 5, located in the Southwest one-quarter of Section 9, Township 34 North, Range 2 E. W.M. in Skagit County, Washington. Said Easement is appurtenant to the properties of the Grantees described herein and shall be a covenant running with the land in perpetuity. A map showing the easement area is attached hereto as Exhibit B and incorporated by this reference as if set forth in full herein.

Maintenance. The Grantees shall share equally in the maintenance, repair, and upkeep of the easement area and the road located thereon, according to the total number of lots legally entitled to use the Easement at the time the maintenance, repair, or upkeep expense is incurred. The scope of this Easement shall specifically include additional user rights in the event Grantees' property, or any of them, is subdivided, short-platted, or rezoned.

DATE: September 5, 2018.

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Morgan-Turner Properties, L.P.

Morgan-Turner Properties, L.P.

Betty A. Morgan
By: Betty A. Morgan, General Partner

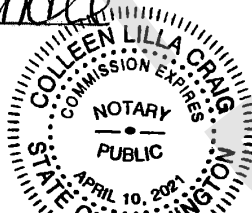
Beth L. Morgan-Cleland
By: Beth L. Morgan-Cleland, Partner

DATE: September 5, 2018.

Morgan-Turner Properties, L.P.

Lori J. Yandle
By: Lori J. Yandle, Partner

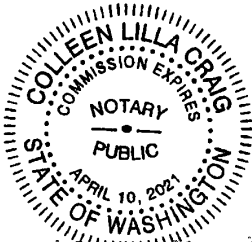
State of Washington)
)ss
County of Skagit)



I certify that I know or have satisfactory evidence that Betty A. Morgan is the person who appeared before me; that she acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged as General Partner of Morgan-Turner Properties, L.P., to be the free and voluntary act of her for the uses and purposes contained in the instrument.

DATED: September 5, 2018.

Colleen Lilla Craig
Colleen Lilla Craig, Notary Public
My commission expires 4/10/2021

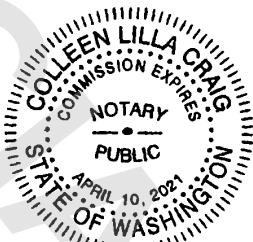


State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Beth L. Morgan-Cleland is the person who appeared before me; that she acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged as Partner of Morgan-Turner Properties, L.P., to be the free and voluntary act of her for the uses and purposes contained in the instrument.

DATED: September 5, 2018.

Colleen Lilla Craig
Colleen Lilla Craig Notary Public
My commission expires 4/10/2021



State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Lori J. Yandle is the person who appeared before me; that she acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged as Partner of Morgan-Turner Properties, L.P., to be the free and voluntary act of her for the uses and purposes contained in the instrument.

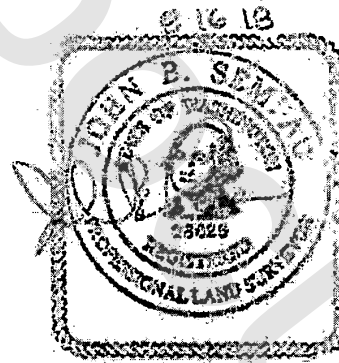
DATED: September 5, 2018.

Colleen Lilla Craig
Colleen Lilla Craig Notary Public
My commission expires 4/10/2021

Legal Description - Cul-De-Sac

A portion of Lot 2 and Lot 3 of Short Plat No. PL05-0893, recorded under Auditor's File No. 200805190147, records of Skagit County, Washington, located in a portion of Government Lots 4 and 5 of Section 9, Township 34 North, Range 2 East, W.M., Skagit County Washington, more particularly described as follows:

Commencing at the Southeast Corner of Government Lot 6 of said Section; thence South $88^{\circ}27'43''$ West along the South line of said Government Lot 6, said line also being the North line of said Short Plat, a distance of 234.99 feet to the centerline of a 50 foot wide (20 feet Northerly, 30 feet Southerly) easement for ingress, egress and utilities as shown on said Short Plat (Oyster Shell Lane); thence South $64^{\circ}59'00''$ East along said centerline a distance of 161.57 feet to the beginning of a tangent curve to the right, having a central angle of $46^{\circ}28'29''$, a radius of 100.00 feet and an arc length of 81.11 feet; thence continuing along said centerline tangent to said curve South $18^{\circ}30'31''$ East a distance of 41.48 feet to the beginning of a tangent curve to the left, having a central angle of $37^{\circ}47'25''$, a radius of 70.00 feet, and an arc length of 46.17 feet; thence continuing along said centerline South $56^{\circ}17'56''$ East a distance of 39.03 feet; thence South $33^{\circ}42'04''$ West perpendicular to said centerline a distance of 30.00 feet to a point on the Southerly line of said easement and the Point of Beginning of an easement for a Cul-De-Sac; thence along a curve to the right, tangent to said Southerly line, having a central angle of $64^{\circ}37'23''$, a radius of 25.00 feet, an arc length of 28.20 feet, and a chord bearing South $23^{\circ}59'14''$ East a distance of 26.73 feet to a point of reverse curvature; thence along a tangent curve to the left having a central angle of $106^{\circ}26'48''$, a radius of 45.00 feet, and an arc length of 83.60 feet to the lot line between said Tracts 2 and 3; thence continuing along said curve to the left having a central angle of $22^{\circ}47'58''$, a radius of 45.00 feet and an arc length of 17.91 feet to a point of reverse curvature; thence along a tangent curve to the right, having a central angle of $64^{\circ}37'23''$, a radius of 25.00 feet, and an arc length of 28.20 feet to a point on said Southerly line of said easement, said point lying 30.00 feet Southerly, measured perpendicularly from said centerline, and South $56^{\circ}17'56''$ E, 61.67 feet along said centerline from the intersection of said centerline and said lot line between said Lot 2 and Lot 3; thence North $56^{\circ}17'56''$ West parallel with and 30.00 feet Southerly, measured perpendicularly, of said centerline a distance of 126.49 feet to the point of beginning.

**Exhibit A**

Morgan-Turner Properties, L.P.
Declaration of Easement

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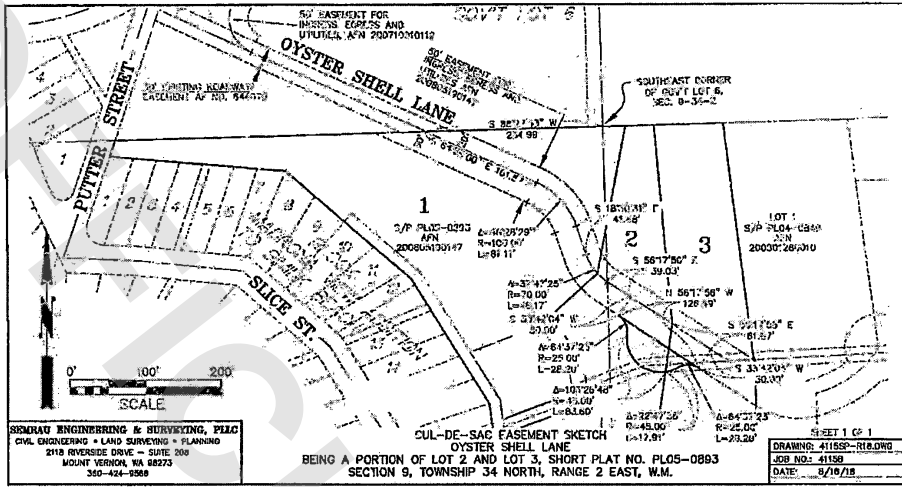


Exhibit B
Morgan-Turner Properties, L.P.
Declaration of Easement