

After recording, return to:



**201910110063**

10/11/2019 10:57 AM Pages: 1 of 14 Fees: \$116.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 4430  
OCT 11 2019

Amount Paid \$ 183.00  
Skagit Co. Treasurer  
By HB Deputy

GUARDIAN NORTHWEST TITLE CO.

18-1097

EASEMENTS

**ORIGINAL**

**Grantors:** Christopher Neugebauer and Karen Neugebauer, husband and wife, Gary Brunelle Outzen, Trustee and subsequent Trustees of The Gary B. Outzen Trust and Jaqueline Schneider, Trustee of the Jacqueline Schneider Trust; Christie L. Fairchild and Arthur W. Olson, wife and husband; Scott K. Lovely and Dawn M. Lovely, husband and wife, and Scott K. Lovely individually as Trustee of the Scott Lovely Living Trust dated April 9, 2019, and any amendments thereto.

**Grantee:** Glacier View Ranch Partnership, a General Partnership

**Parcel No.:** P128060, P128061, P128062, and P45447

**Abbreviated Legal:** Short Plat PL 06-1023, Skagit County AF#200811180001

\*LOTS 1-4

The Grantors convey and quit claim the following two easements to Glacier View Ranch Partnership, a General Partnership, as follows:

#### EASEMENT NO. 1

The **Grantors**, namely:

- a. Christopher Neugebauer, Karen Neugebauer, husband and wife, Gary Brunelle Outzen, Trustee and subsequent Trustees of The Gary B. Outzen Trust, dated June 17, 2004; and
- b. Jaqueline Schneider, Trustee of the Jacqueline Schneider Trust, dated June 17, 2004;
- c. Christie L. Fairchild and Arthur W. Olson, wife and husband d/b/a Glacier View Mules; and
- d. Scott K. Lovely and Dawn M. Lovely, husband and wife; and Scott K. Lovely individually as Trustee of the Scott Lovely Living Trust dated April 9, 2019, and any amendments thereto,

being the owners of the property described as Skagit County Short Plat PL 06-1023, as recorded under Auditor's File No. 200811180001, situated in Skagit County, Washington, for and in

consideration of \$5,000 to be paid to the Liberty Bell Lane road maintenance association by Grantee for road maintenance, convey and quitclaim to **Grantee**, namely: **Glacier View Ranch Partnership**, a general partnership, and to their heirs, successors and assigns a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract: **Skagit County Short Plat PL 06-1023, as recorded under Auditor's File No. 200811180001.**

Said easement area is more particularly described as:

**Liberty Bell Lane as depicted on Skagit County Short Plat PL 06-1023, as recorded under Auditor's File No. 200811180001, including the 30-foot-wide extension from the north end of the cul-de-sac north to Lot 3 of said Short Plat; TOGETHER WITH an easement for ingress, egress and utilities over, under and across the West 30 feet of Lot 3 of said Short Plat, with emergency services vehicle turnouts over and across Lot 3, not to exceed 50 feet in width from the West line of Lot 3, as required by Skagit County for residential access purposes.**

The Easement is for the use and benefit of the following described real property: that real property legally described on the attached *Exhibit A*, incorporated by reference, being Skagit County Parcel No. P45359, P45360, and P45361.

Said easement shall be perpetual and run with the land in favor of Grantee, and grantees heirs, assigns and successors. The Grantors reserve the right to use said easement for access and utility purposes in common with Grantee. The Grantee shall subject to all the rights, duties and obligations regarding maintenance of said road as set forth in Skagit County Short Plat PL 06-1023, as recorded under Auditor's File No. 200811180001; provided, that if Grantee elects to ever use said easement for residential purposes, Grantee shall comply with all ordinances and regulations of Skagit County at Grantee's sole expense, including any costs of upgrading the easement road.

## **EASEMENT NO. 2**

The **Grantors**, namely:

- a. Christopher Neugebauer, Karen Neugebauer, husband and wife, Gary Brunelle Outzen, Trustee and subsequent Trustees of The Gary B. Outzen Trust, dated June 17, 2004; and
- b. Jaqueline Schneider, Trustee of the Jacqueline Schneider Trust, dated June 17, 2004;
- c. Christie L. Fairchild and Arthur W. Olson, wife and husband d/b/a Glacier View Mules; and
- d. Scott K. Lovely and Dawn M. Lovely, husband and wife; and Scott K. Lovely individually as Trustee of the Scott Lovely Living Trust dated April 9, 2019, and any amendments thereto, being the owners of the property described as Skagit County Short Plat PL 06-1023, as recorded under Auditor's File No. 200811180001, situated in Skagit County, Washington, for and in consideration of \$5,000 to be paid to the Liberty Bell Lane road maintenance association by Grantee for road maintenance, convey and quitclaim to **Grantee**, namely: **Glacier View Ranch Partnership**, a general partnership, and to their heirs, successors and assigns a **non-exclusive**

**easement for ingress, egress and utilities over, under and across the following described tract: Skagit County Short Plat PL 06-1023, as recorded under Auditor's File No. 200811180001.**

Said easement area is more particularly described as:

**Liberty Bell Lane as depicted on Skagit County Short Plat PL 06-1023, as recorded under Auditor's File No. 200811180001, including the 30-foot-wide extension from the North end of the cul-de-sac North to Lot 3 of said Short Plat; TOGETHER WITH an easement for ingress, egress and utilities over, under and across the West 30 feet of Lot 3 of said Short Plat.**

The Easement is for the use and benefit of the following described real property: that real property legally described on the attached *Exhibit B*, incorporated by reference, being tax parcel # P45357, P35351, P45354.

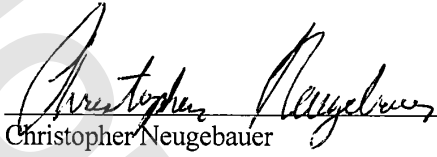
**This easement (No. 2) is a non-residential easement. It may be used for conservation, wildlife and fish habitat restoration, timber, forestry, agricultural, and similar non-residential purposes, but not for residential or recreational vehicle purposes, whether for full or part time use.**


Said easement shall be perpetual and run with the land in favor of Grantee and Grantees heirs, assigns and successors. The Grantors reserve the right to use said easement for access and utility purposes in common with Grantee.

**Grantee agrees to: Repair any damage to the easement area directly caused by Grantee; however Grantee will not become a member of or be required to participate in the Homeowners' Association, nor be responsible for road maintenance due to Grantee's *de minimus* use of the easement area.**


Dated: Sept. 9, 2019.


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Christopher Neugebauer

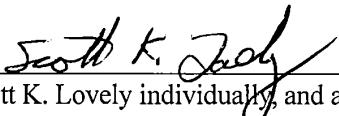
  
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Karen Neugebauer

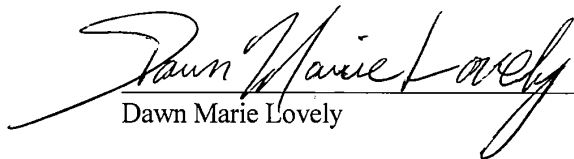
  
\_\_\_\_\_  
Christie L. Fairchild

  
\_\_\_\_\_  
Arthur W. Olson

  
\_\_\_\_\_  
Gary Brunelle Outzen, Trustee of Gary Brunelle Outzen  
Trust, dated June 17, 2004

  
\_\_\_\_\_  
Jacqueline Schneider, Trustee of the Schneider  
Trust, dated June 17, 2004  
Jaqueline

  
\_\_\_\_\_  
Scott K. Lovely individually, and as Trustee of the Scott  
Lovely Living Trust dated April 9, 2019, and any  
amendments thereto.

  
\_\_\_\_\_  
Dawn Marie Lovely

(ACKNOWLEDGMENT)

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I the undersigned, a Notary Public, do hereby certify that on this 5 day of September, 2019, personally appeared before me Christopher Neugebauer and Karen Neugebauer, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.

Patrick M. Hayden

Printed Name: Patrick M. Hayden

Notary Public in and for the State of Washington,  
Residing at Sedro-Woolley  
My commission expires 4.27.21

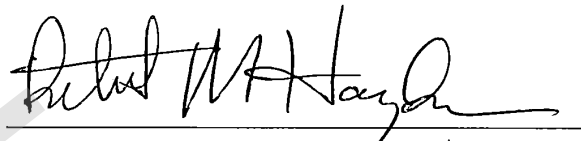
\_\_\_\_\_  
Notary Seal

(ACKNOWLEDGMENT)

WASHINGTON  
STATE OF ~~CALIFORNIA~~ )  
 ) ss.  
COUNTY OF SKAGIT )

I the undersigned, a Notary Public, do hereby certify that on this 6 day of September, 2019 Gary Brunelle Outzen signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of Gary Brunelle Outzen Trust, dated June 17, 2004, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



Printed Name: Patrick M. Hayden

Notary Public in and for the State of Washington,  
Residing at Sedro-Woolley WA  
My commission expires 4.27.21

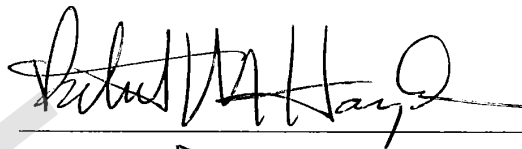
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Notary Seal

(ACKNOWLEDGMENT)

STATE OF ~~CALIFORNIA~~ )  
                  WASHINGTON ) ss.  
COUNTY OF ~~SKAGIT~~ )

I the undersigned, a Notary Public, do hereby certify that on this 6 day of September, 2019 Jacqueline Schneider signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Trustee of Jacqueline Schneider Trust dated June 17, 2004, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



Printed Name: Patrick M Hayden

Notary Public in and for the State of Washington,  
Residing at Sedro-Woolley  
My commission expires 4.27.21

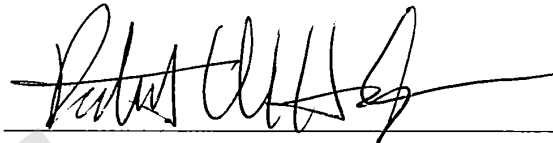
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Notary Seal

(ACKNOWLEDGMENT)

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I the undersigned, a Notary Public, do hereby certify that on this 30 day of August, 2019, personally appeared before me Arthur W. Olson and Christie L. Fairchild, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.



Printed Name: Patricia M. Hoyle  
Notary Public in and for the State of Washington,  
Residing at Sedro-Woolley  
My commission expires 4.27.2021

\_\_\_\_\_  
Notary Seal

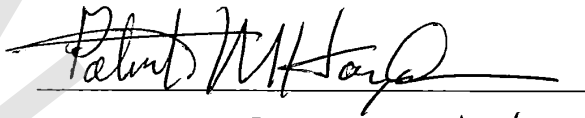


(ACKNOWLEDGMENT)

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

I the undersigned, a Notary Public, do hereby certify that on this 30 day of August, 2019, personally appeared before me Scott Keith Lovely and as Trustee of the Scott Lovely Living Trust dated April 9, 2019, and any amendments thereto, and Dawn Marie Lovely, husband and wife, to me known to be the trustee and individuals described in and who executed the within instrument, and acknowledged that they signed the same as the free and voluntary act and deed of themselves and the trust, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.



Printed Name: Patrick M. Hayden  
Notary Public in and for the State of Washington,  
Residing at Sedro-Woolley  
My commission expires 4.27.2021

\_\_\_\_\_  
Notary Seal

Exhibit A

UNOFFICIAL DOCUMENT

**— Skagit Surveyors and Engineers —**

806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658(f)  
www.sseconsultants.com

LEGAL DESCRIPTION  
FOR  
GLACIER VIEW RANCH PARTNERSHIP  
OF  
WESTERLY TRACT  
AFTER BOUNDARY LINE ADJUSTMENT

March 30, 2017

The southeast quarter of the southeast quarter of Section 15, Township 35 North Range 10 East, W.M.

SUBJECT TO a sixty (60) foot wide easement for ingress, egress and utilities, over, across and through that portion of the east 60.00 feet of the southeast quarter of the southeast quarter of Section 15, Township 35 North, Range 10 East, W.M., lying north of State Route 20.

Situate in Skagit County, Washington.

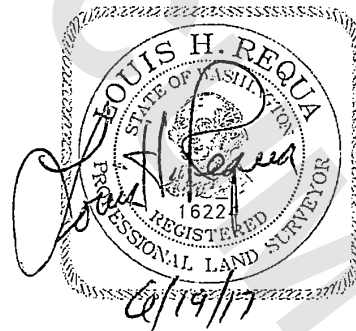


Exhibit B

UNOFFICIAL DOCUMENT

**— Skagit Surveyors and Engineers —**

806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658(f)  
www.sseconsultants.com

LEGAL DESCRIPTION  
FOR  
GLACIER VIEW RANCH PARTNERSHIP  
OF  
EASTERLY TRACT  
AFTER BOUNDARY LINE ADJUSTMENT

March 30, 2017

The north half of the southwest quarter and all that portion of the southeast quarter of the southwest quarter, lying north and west of the southeasterly line of the former 100.00 foot wide City of Seattle Railway right as condemned in Skagit County Superior Cause No. 9510. All in Section 14, Township 35 North Range 10 East, W.M.

TOGETHER WITH northeast quarter of the southeast quarter of Section 15, Township 35 North Range 10 East, W.M.

SUBJECT TO a sixty (60) foot wide easement for ingress, egress and utilities, over, across and through that portion of the east 60.00 feet of the southeast quarter of the southeast quarter of Section 15, Township 35 North, Range 10 East, W.M., lying north of State Route 20.

EXCEPT that portion of the southwest quarter of Section 14, lying to the north and east of an existing fence thereon. Such excluded area is hereby quitclaimed, without any warranty whatsoever, to Grantees. The Grantees and their heirs, successors and assigns hereby accept such excluded area with notice of adverse possession claims of third parties. Grantees and their heirs, successors and assigns hereby agree to indemnify, defend and hold grantors and their successors and assigns harmless from and against any and all damages incurred by reason of such claims and further from and against any and all disputes, claims,



suits, costs, obligations and liabilities, known or unknown as may now or hereafter existing concerning the ownership, uses and possession of such excluded area.

Situate in Skagit County, Washington.