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08/03/2020 01:10 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

GRANT OF EASEMENT

Grantor: Marjorie J. Sargent, trustee of John G. Sargent Decedent's Trust B u/t/d6/16/92

Grantees: Timothy Yzaguirre & Jennifer Yzaguirre, h/w

Legal Description: ptn SW ¼ SW¼ 25-34N-4EWM

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account Nos.: P27835; P126670

Reference Nos of Documents Assigned or Released: N/A

REVIEWED BY	
SKAGIT COUNTY TREASURER	
DEPUTY	<i>[Signature]</i>
DATE	8-7-2020

THIS INDENTURE, made this 24th day of July, 2020, by and between Marjorie J. Sargent, Trustee of the John G. Sargent Decedent's Trust B u/t/d 6/16/92, Grantor, and Timothy Yzaguirre and Jennifer Yzaguirre, husband and wife, Grantees.

For and in consideration of an agreement between the parties, and for no monetary consideration, Grantor conveys to Grantees a non-exclusive easement for ingress, egress and utilities over, under across and through the following-described real property, located in Skagit County Washington:

See attached Exhibit A

The easement herein granted shall run with and be appurtenant to the property owned by Grantees and described on the attached Exhibit B.

A diagram showing the easement area is attached as Exhibit C.

Grantees may cause to be removed any trees or other obstructions in the area of the easement herein granted, or which interfere with Grantees' use thereof, provided that Grantor shall be entitled to any net proceeds therefrom.

WITNESS the hand of the Grantor:

JOHN G. SARGENT DECEDENT'S TRUST B u/t/d 6/16/92

By: Marjorie J. Sargent
MARJORIE J. SARGENT, Trustee

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 24th day of July, in the year 2020, before me personally appeared Marjorie J. Sargent, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.



Kristen E. Murphy
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Skagit County
My commission expires: 11-09-2021
Printed Name: Kristen E. Murphy

EXHIBIT A - EASEMENT DESCRIPTION

A 20-foot wide strip of land lying within the southwest quarter of the southwest quarter of Section 25, Township 34 North, Range 4 East, W.M., said strip lying 10 feet on each side of the following described centerline:

COMMENCING at a point on the south line of said subdivision which lies North 87° 49' 00" East 700.13 feet from the southwest corner thereof, said point being the northwest corner of Lot 3 of Short Plat PL06-0075, recorded under Skagit County Auditor's File No. 200709280026; thence continuing North 87° 49' 00" East along the south line of said subdivision and the north line of said Lot 3 for a distance of 107.08 feet to the **POINT OF BEGINNING** of this centerline; thence North 24° 24' 20" East along said centerline for a distance of 19.94 feet to the southwesterly margin of the right-of-way of Mountain View Road No. 307, as adjusted by Short Plat PL06-075 recorded under Skagit County Auditor's File No. 200709280026, and Surveys recorded under Skagit County Auditor's File Nos. 8612050022 and 200901070066, and the **TERMINUS** of said centerline.

The side lines of said 20-foot wide strip of land terminating at the south line of said subdivision, the north line of said Lot 3, and the southwesterly margin of the Mountain View Road No. 307 right-of-way.

Situate in County of Skagit, State of Washington.

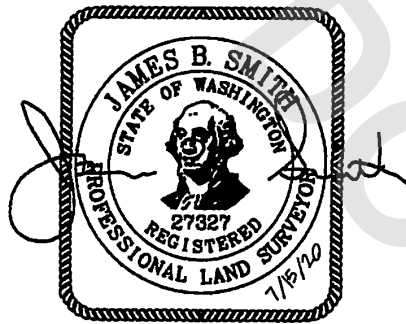


EXHIBIT B

Benefitted Property

P126670

Lot 3, Skagit County Short Plat No. PL-06-0075, recorded September 28th, 2007 under Skagit County, Washington Auditor's File No. 200709280026, being a portion of Government Lot 2 and the Northwest $\frac{1}{4}$ of Section 26, Township 34 North, Range 4 East, W.M.

EXHIBIT - EASEMENT SKETCH