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05/12/2021 03:14 PM Pages: 1 of 11 Fees: \$113.50
Skagit County Auditor

Return Address:

Lu Ji
4501 Oakes Ave
Anacortes, WA 98221

Document Title:

Jansma/Freedom Quest, Trust Perpetual and
Exclusive Driveway and Utility Easement
Reference Number (if applicable): _____

Grantor(s):

additional grantor names on page 2.

- 1) Michael G. Jansma
- 2) Dianne Deboer

Grantee(s):

additional grantor names on page 2.

- 1) Freedom Quest trust
- 2) Lu Ji, Trustee

Abbreviated Legal Description:

full legal on page(s) 5.

Ptn lot 6, City of Anacortes
SP NO. Ana 04-006 3 Ptn. BIK 1907
3 1908 Baring add. to Anacortes

Assessor Parcel /Tax ID Number:

additional parcel numbers on page ____.

3774-907-015-0600/P122997

WHEN RECORDED RETURN TO:
 THOMAS D. BIGSBY, PLLC
 Attorney at Law
 1907 Everett Avenue
 Everett, WA 98201

<p>REVIEWED BY SKAGIT COUNTY TREASURER DEPUTY <u>Josie Bear</u> DATE <u>5-12-21</u></p>
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JANSMA/FREEDOM QUEST TRUST

PERPETUAL AND EXCLUSIVE DRIVEWAY AND UTILITY EASEMENT

THIS PERPETUAL AND EXCLUSIVE DRIVEWAY AND UTILITY EASEMENT is made this date between MICHAEL G. JANSMA and DIANNE DEBOER, husband and wife ("JANSMAS") and LU JI, Trustee of FREEDOM QUEST TRUST (the "TRUST").

RECITALS

- A. JANSMAS and the TRUST own adjacent property in Skagit County, Washington.

JANSMAS' property is legally described on Exhibit A.

The TRUST'S property is legally described on Exhibit B.

- B. JANSMAS' are providing the TRUST with a driveway and utility easement over, under, across and through their property as legally described on Exhibit C.

EASEMENT

JANSMAS and the TRUST agree as follows:

- GRANT OF EASEMENT.** JANSMAS grant, establish and convey an immediate, perpetual, exclusive easement to the TRUST on, across and under the JANSMAS property for access and utilities.
- EASEMENT RIGHTS.** The TRUST shall have the right to exclusive use of this easement for driveway, access and utilities. There are no restrictions on this use.
- CONSTRUCTION AND MAINTENANCE.** The driveway described in this easement shall be constructed and maintained by the TRUST at its sole cost and expense.
- PROOF OF TITLE.** JANSMAS represent that they have the right to transfer these easement rights to the TRUST.

5. **EASEMENT TO RUN WITH LAND.** This grant of easement shall run with the land and be binding on and shall endure to the benefit of the parties, their heirs, successors, personal representatives and assigns.

6. **BINDING EFFECT.** This agreement shall be binding upon the parties, their successors, heirs, personal representatives and assigns.

Dated this ^{12th} day of ~~April~~ ^{May}, 2021. *MJD*

JANSMAS:

Michael G. Jansma
MICHAEL G. JANSMA

Dianne Jansma
DIANNE JANSMA

TRUST:

FREEDOM QUEST TRUST
[Signature] TTE

BY: LU JI
ITS: TRUSTEE

2021-2124
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

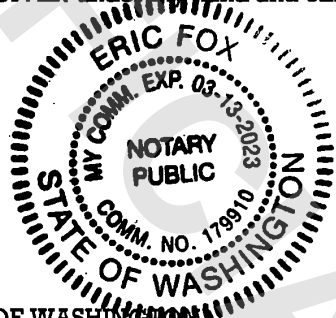
MAY 12 2021

Amount Paid \$ 229.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)
 Skagit (EF)

On this day personally appeared before me MICHAEL G. JANSMA and DIANNE JANSMA, husband and wife to me known to be the individuals described in and who executed the within and foregoing 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 this 12th day of May 2021.

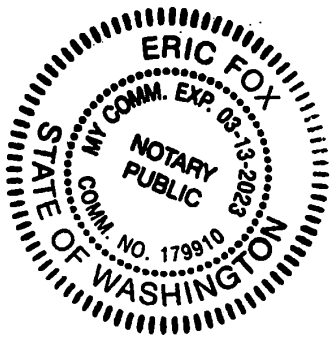


[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes
My commission expires 03-13-2023

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)
 Skagit

On this day personally appeared before me LU JI, to me known to be the individual described in and who executed the within and foregoing instrument as Trustee of the FREEDOM QUEST TRUST, and acknowledged that she signed the same as her free and voluntary act and deed in behalf of the FREEDOM QUEST TRUST, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of May 2021.



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes
My commission expires 03-13-2023

EXHIBIT A**JANSMAS' LEGAL DESCRIPTION**

LOT 6 OF CITY OF ANACORTES SHORT PLAT NO. ANA-04-006, AS RECORDED MAY 18, 2005 UNDER AUDITOR'S FILE NO. 200505180066, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID LOT 6 OF SAID CITY OF ANACORTES SHORT PLAT NO. ANA-04-006; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 70 DEGREES 27'33" EAST, 48.10 FEET ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 19 DEGREES 32'27' WEST, 66.615 FEET; THENCE SOUTH 70 DEGREES 27'33' WEST, 73.295 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 6; THENCE NORTH 1 DEGREE 10'43' EAST, 71.22 FEET ALONG THE WESTERLY BOUNDARY OF LOT 6, TO THE POINT OF BEGINNING; TOGETHER WITH A PORTION OF BLOCK 1908, BARING ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF ROBHAM PARCEL A, AS FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9401130011, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL A; THENCE NORTH 19 DEGREES 32'27' WEST 32.08 FEET; THENCE NORTH 70 DEGREES 27'33' EAST 80.70 FEET; THENCE SOUTH 19 DEGREES 32'27' EAST 32.08 FEET; THENCE SOUTH 70 DEGREES 27'33' WEST 80.70 FEET TO THE POINT OF BEGINNING; ALSO TOGETHER WITH A PORTION OF BLOCK 1907, BARING ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF ROBHAM PARCEL B AS FILED UNDER SKAGIT COUNTY AUDITORS FILE NO. 9401130011, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 17, BLOCK 1907, BARING ADDITION TO ANACORTES, THAT LIES 24 FEET SOUTH 70 DEGREES 27'33' WEST FROM THE SOUTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 19 DEGREES 32'27' EAST 30 FEET; THENCE SOUTH 70 DEGREES 27'33' WEST 8.74 FEET; THENCE NORTH 3 DEGREES 17'57' WEST 31.24 FEET TO THE POINT OF BEGINNING; (ALSO KNOWN AS TRACT B OF SURVEY RECORDED NOVEMBER 8, 2005, UNDER AUDITOR'S FILE NO. 200511080092, RECORDS OF SKAGIT COUNTY, WASHINGTON)

Situate in the County of Skagit, State of Washington.

Parcel No. 3774-907-015-0600/P122997

EXHIBIT B**The TRUST'S LEGAL DESCRIPTION**

Parcel A: 4501 Oakes Avenue, Anacortes, WA

TRACT A OF BOUNDARY LINE SURVEY RECORDED UNDER AF#200511080092 AKA AS SHOWN AS PARCEL 'A' ON DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9401130011. THAT PORTION OF LOTS 18, 19, 20 AND 21, BLOCK 1908, BARING ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 18, 15 FEET DISTANT FROM THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTHEASTERLY PARALLEL WITH THE EAST LINE OF SAID LOT 18 A DISTANCE OF 36.615 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOTS, A DISTANCE OF 80 FEET, 8 1/2 INCHES; THENCE NORTHWESTERLY PARALLEL WITH THE EAST LINE OF SAID LOT 21 A DISTANCE OF 36.615 FEET TO THE NORTH LINE OF SAID LOT 21; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOTS A DISTANCE OF 80 FEET 8 1/2 INCHES TO THE POINT OF BEGINNING; TOGETHER WITH THE VACATED PORTIONS OF 4TH STREET WHICH BY OPERATION OF LAW ATTACH THERETO. TOGETHER WITH THAT PORTION OF LOT 6 OF ANACORTES SHORT PLAT NO. ANA 04-006 AS RECORDED UNDER AUDITOR'S FILE NUMBER 200505180066, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, THENCE NORTH 70 DEGREES 27' 33' EAST 48.10 FEET ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 19 DEGREES 32' 27' EAST 66.615 FEET; THENCE SOUTH 70 DEGREES 27' 33' WEST 73.295 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 6; THENCE NORTH 1 DEGREES 10' 43' EAST 71.22 FEET ALONG THE WESTERLY BOUNDARY OF LOT 6 TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF ROBESHAM PARCEL 'A' AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE #9401130011, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 'A'; THENCE NORTH 19 DEGREES 32' 27' WEST 32.08 FEET; THENCE NORTH 70 DEGREES 27' 33' EAST 80.70 FEET; THENCE SOUTH 19 DEGREES 32' 27' EAST 32.08 FEET; THENCE SOUTH 70 DEGREES 27' 33' WEST 80.70 FEET TO THE POINT OF BEGINNING. TOGETHER WITH LOTS 16 TO 19, INCLUSIVE, BLOCK 1907, BARING ADDITION TO ANACORTES, ACORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE FOLLOWING DESCRIBED TRACT: ALL OF LOT 16 AND THAT PORTION OF LOT 17, BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 17 WITH THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 17 WHICH IS 24 FEET DISTANT ALONG SAID SOUTH LINE FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE , 24 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT TO THE NORTHEASTERLY CORNER; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 17 TO THE POINT OF BEGINNING; TOGETHER WITH VACATED PORTIONS OF 4TH STREET WHICH BY OPERATION OF LAW ATTACHED HERETO. EXCEPT THE FOLLOWING DESCRIBED TRACT; BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 17 THAT LIES 24 FEET SOUTH 70-27-33 WEST FROM THE SOUTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 19-32-27 EAST 30 FEET; THENCE SOUTH 70-27-33 WEST 8.74 FEET; THENCE NORTH 3-17-57 WEST 31.24 FEET TO THE POINT BEGINNING.

Parcel B:

ALL THAT PORTION OF GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 88-58-35 EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 925.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 30-25-07 WEST A DISTANCE OF 186.837 FEET TO A POINT ON THE SOUTHEAST RIGHT OF WAY LINE OF 3RD STREET; THENCE NORTH 58-30-24 EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 164.38 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WEST LINE OF THE PLAT OF BARING ADDITION TO ANACORTES, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 0-45-02 WEST ALONG SAID WEST LINE A DISTANCE OF 247.77 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 88-58-36 WEST ALONG SAID SOUTH LINE A DISTANCE OF 42.33 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT ALL THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 88-58-35 EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 925.62 FEET; THENCE NORTH 30-25-07 WEST A DISTANCE OF 76.837 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN TRACT PREVIOUSLY CONVEYED TO GERALD J FRISKE AND LEONA M FRISKE, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITORS FILE NO. 8010020017, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 58-30-24 EAST ALONG THE SOUTH LINE OF SAID FRISKE TRACT AND NORTHEASTERLY EXTENSION THEREOF TO AN INTERSECTION WITH A LINE DRAWN FROM AN INTERSECTION OF THE NORTH LINE OF LOT 17, BLOCK 1907, BARING ADDITION TO ANACORTES, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, TO A POINT ON THE SOUTH LINE OF SAID LOT 17 WHICH IS 24 FEET FROM THE SOUTHEASTERLY CORNER THEREOF, AND TERMINUS OF SAID LINE. Situate in the County of Skagit, State of Washington.

Parcel C:

(0.0560 ac) THAT PORTION OF GOVERNMENT LOT 2 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., AND ALSO THAT PORTION OF THE VACATED PLAT OF BARING ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 88-53-35 EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 925.62 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF PARCEL C OF THAT CERTAIN PARCEL CONVEYED TO STEPHEN C ROBSAHM AS TRUSTEE OF THE ROBSAHM FAMILY TRUST BY DEED RECORDED UNDER AF#9401130011 AND BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88-58-35 EAST ALONG THE SOUTH LINE OF SAID PARCEL C OF THE ROBSAHM FAMILY TRUST PARCEL FOR A DISTANCE OF 23.48 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO STEPHEN C ROBSAHM AS TRUSTEE OF THE ROBSAHM FAMILY TRUST BY DEED RECORDED UNDER AF#200511080090; THENCE SOUTH 70-27-33 WEST ALONG SAID NORTHWESTERLY LINE OR SAID LINE EXTENDED FOR A DISTANCE OF 72.81 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF LOT 154, PLAT OF CLEARIDGE DIVISION II, RECORDED IN VOLUME 13 OF PLATS, PAGES 57, 58 AND 59, RECORDS OF SKAGIT

COUNTY, WASHINGTON; THENCE NORTH 1-10-44 EAST ALONG THE EAST LINE OF SAID LOT 154 FOR A DISTANCE OF 25.58 FEET, MORE OR LESS, AN ANGLE POINT ON SAID EAST LINE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 88-58-35 WEST ALONG SAID SOUTH LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 154, FOR A DISTANCE OF 1.65 FEET, MORE OR LESS, TO AN ANGLE POINT ON SAID EASTERLY LINE OF LOT 154; THENCE NORTH 0-45-02 EAST ALONG THE EAST LINES OF LOTS 154 AND 155 OR EAST LINE EXTENDED, FOR A DISTANCE OF 76.28 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL C OF THE ROBSAHM FAMILY TRUST PARCEL RECORDED UNDER AF#9401130011 AT A POINT BEARING NORTH 30-25-07 WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 30-25-07 EAST ALONG SAID LINE FOR A DISTANCE OF 89.41 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. Situate in the County of Skagit, State of Washington.

Parcel Nos. 3774-908-021-0106/ P56577, 350122-0-006-0105/ P31573 and 350122-0-006-0205/ P134158.

EXHIBIT C**EASEMENT LEGAL DESCRIPTION**

Access and utility easement on and across the following described parcel:

Lot 6 of CITY OF ANACORTES SHORT PLAT NO. ANA-04-006, as recorded May 18, 2005 under Auditor's File No. 200505180066, records of Skagit County, Washington;

EXCEPT the following described portion of said Lot 6 of said CITY OF ANACORTES SHORT PLAT NO ANA-04-006;

Beginning at the Northwest corner of said Lot 6;
Thence North 70°27'33" East, 48.10 feet along the North line of said Lot 6;
Thence South 19°32'27" West, 66.615 feet;
Thence South 70°27'33" West, 73.295 feet to the Westerly boundary of said Lot 6;
Thence North 1°10'43" East, 71.22 feet along the Westerly boundary of Lot 6, to the point of beginning;

TOGETHER WITH a portion of Block 1908, BARING ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington, more. particularly described as follows:

That portion of Robsham Parcel A as filed under Skagit County Auditor's File No. 9401130011, records of Skagit County, Washington, described as follows:

Beginning at the Southwesterly corner of said Parcel A;
Thence North 19°32'27" West 32.08 feet;
Thence North 70°27'33" East 80.70 feet;
Thence South 19°32'27" East, 32.08 feet;
Thence South 70°27'33" West, 80.70 feet to the point of beginning;

ALSO TOGETHER WITH a portion of Block 1907, BARING ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 20, records of Skagit County, Washington, more particularly described as follows:

That portion of Robsham Parcel B as filed under Skagit County Auditor's File No. 9401130011, records of Skagit County, Washington, described as follows:

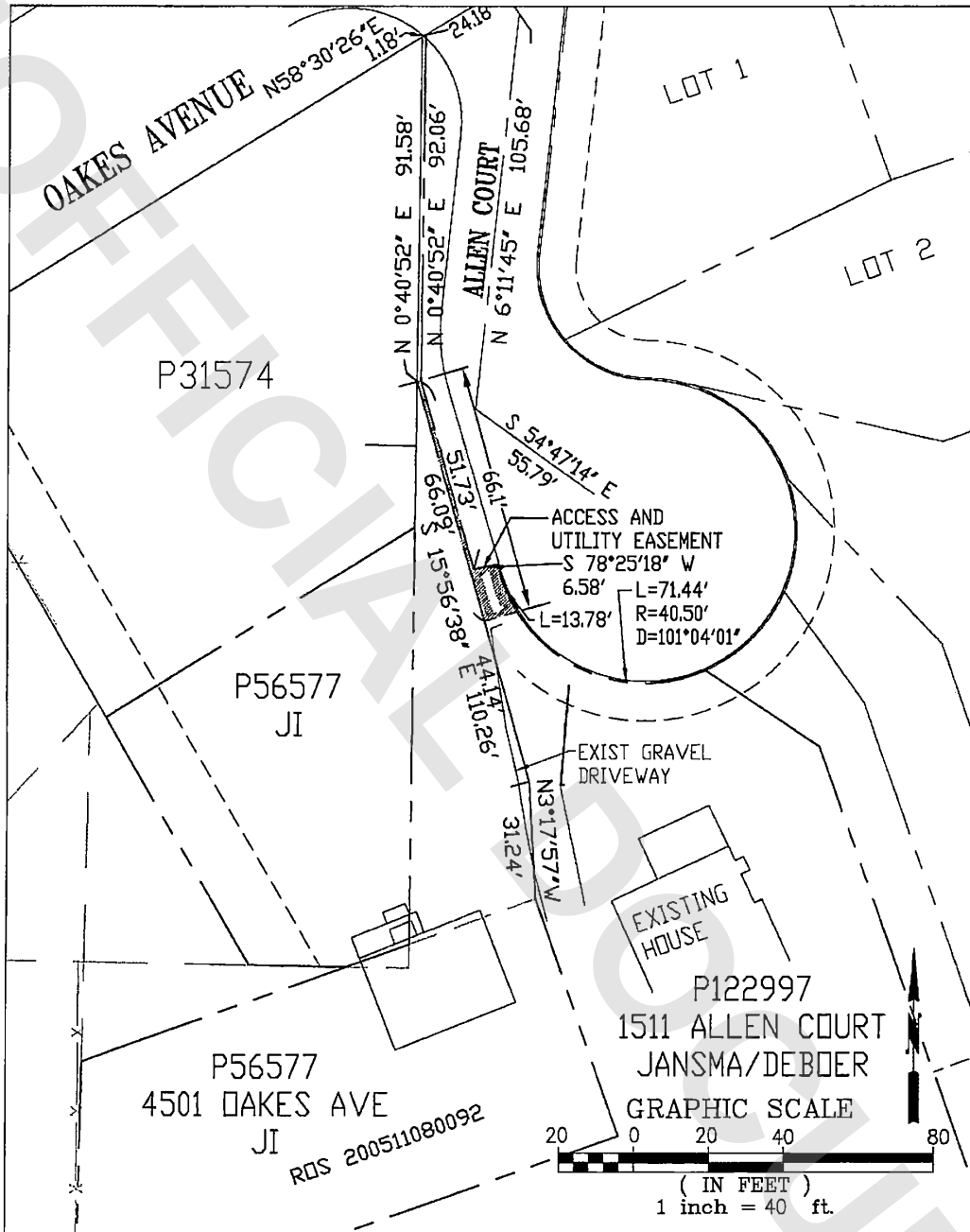
Beginning at a point on the South line of Lot 17, Block 1907, Baring Addition to Anacortes, that lies 24 feet South 70°27'33" West from the Southeast corner of said Lot 17;
Thence South 19°32'27" East, 30 feet;
Thence South 70°27'33" West, 8.74 feet;
Thence North 3°17'57" West 31.24 feet to THE POINT OF BEGINNING.

Situated in Skagit County, Washington

(Also known as Tract B of Survey recorded November 8, Auditor's File No. 200511080092, records of Skagit County, Washington)

Said Easement COMMENCING in the most North Point of said Parcel;
Thence South $0^{\circ}40'52''$ East, 92.06 feet to THE POINT OF BEGINNING;
Thence South $15^{\circ}56'38''$ East, 51.74 feet;
Thence North $78^{\circ}25'18''$ East, 6.58 feet;
Thence South along a curve to the left with a Radius of 40.50 feet, Length of 13.78 feet and a delta of $19^{\circ}29'29''$ and a radial bearing of North $77^{\circ}26'29''$ East, 40.50 feet;
Thence South $74^{\circ}03'22''$ West, 9.10 feet;
Thence North $15^{\circ}56'38''$ West, 60.09 feet;
Thence North $86^{\circ}37'34''$ East, 1.04 feet to THE POINT OF BEGINNING and the end of this description.

Situate in the County of Skagit, State of Washington.



<p>HERRIGSTAD ENGINEERING & SURVEYING 4320 WHISTLE LAKE ROAD ANACORTES, WA 98221 299-8804</p>	<p>ACCESS AND UTILITY EASEMENT SCALE: NOTED</p>	<p>EXHIBIT MAP FOR LU JI DATE: March 16, 2021</p>
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