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10/14/2021 11:20 AM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

202108300120

08/30/2021 01:52 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

RE-RECORDED TO ADD  
EXHIBITS

AFTER RECORDING, RETURN TO:

Whatcom Law Group, P.S.  
289 H Street/PO Box 1258  
Blaine, WA 98231-1258

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
EASEMENT  
AUG 30 2021

Amount Paid \$ 0  
By LT Skagit Co. Treasurer Deputy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
EASEMENT  
OCT 14 2021  
Amount Paid \$ 0  
By LT Skagit Co. Treasurer Deputy

GRANT OF EASEMENT FOR INGRESS AND EGRESS

Grantor: Mark C. Benson and Anita Benson, husband and wife  
Grantee: Kolton Ryan Palmer and Melissa Rae Harris, husband and wife  
Abbr Legal: Parcel A, Lot 2, Skagit County Short Plat No., 92-003 and Lot 4, Skagit County Short Plat No. 92-003  
Parcel No: 350513-2-001-0202 and 350513-2-001-0400  
Additional Legal Descriptions are on Exhibit A, B and C of Document.

THIS INDENTURE is made and entered into this 18 day of August, 2021, by and between **Mark C. Benson and Anita Benson**, Grantors, their heirs, successors, and assigns, and **Kolton Ryan Palmer and Melissa Rae Harris**, their heirs, successors, and assigns, **hereinafter** referred to as GRANTEE, their successors or assigns (hereinafter, collectively, the "Parties")

WITNESSETH THAT:

- 1. Grantors own certain property ("Property A") located in Skagit County, more particularly described in Exhibit A attached hereto; and incorporated by reference.
- 2. Grantees own adjoining property ("Property B") located in Skagit County, more particularly described in Exhibit B attached hereto; and incorporated by reference.

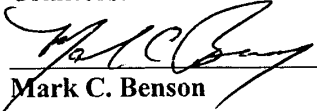
2. Grantors recognize the need for an easement for ingress and egress across Property A to Property B.

NOW THEREFORE, IT IS AGREED AS FOLLOWS:

1. The Grantors hereby convey and grant, as a gift without consideration, for the benefit of the Grantee a 20-foot wide non-exclusive easement for ingress and egress, said easement to consist of the property described on the attached Exhibit C.
2. The Grantee recognizes that other easements have been or may be established or granted for utilities and ingress and egress over, under and across portions of the property.
3. Privileges under this instrument shall continue for an indefinite period and shall only terminate upon the abandonment of the easement, and this easement shall run with the land until terminated, it being intended that this easement, and all benefits assumed under and burdens imposed by same, shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of the Parties hereto. If terminated, the rights conveyed shall revert to the Grantors, their heirs, successors and assigns.
4. Use of the easement, shall not interfere with nor restrict Grantors' right of ingress and egress or construction and maintenance of utilities, nor interfere with previously granted easements. Grantee agrees that construction, maintenance, and use of the easement shall neither obstruct nor interfere in any way with Grantors' then existing or anticipated uses.
5. Grantors own the property in fee and nothing herein shall in any way be construed or deemed to be a grant of any estate or interest in or to the property or a grant of any rights other than those expressly granted herein.
6. In the event of any misunderstanding or disagreement concerning this instrument or the exercise of rights, restrictions, or privileges hereunder, either the Grantors or the Grantee may invoke arbitration for the resolution of same. Arbitration shall be governed by the provisions of Revised Code of Washington, Chapter 7.04.

DATED this 18 day of August 2021.

Grantors:

  
Mark C. Benson

  
Anita Benson

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 18 day of August 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared **Mark C. Benson and Anita Benson**, known to be the individuals who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Sherlynn Wiscombe

NOTARY PUBLIC in and for the State of  
Washington, residing at Salt Lake City, UT  
My commission expires: 05-02-2022



## EXHIBIT A

## LEGAL DESCRIPTION OF PROPERTY A (GRANTORS)

PARCEL A: LOT 2, SKAGIT COUNTY SHORT PLAT NO 92-003 (BEING A REPLAT OF LOT 2, SHORT PLAT NO. 91-31) APPROVED APRIL 8, 1992, RECORDED APRIL 8, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 73, UNDER AUDITOR'S FILE NO. 9204080022, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B: A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS CREATED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO 8902210090 AND AUDITOR'S FILE NO. 8910230016 RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND ALSO THAT CERTAIN NON-EXCLUSIVE 20 FOOT WIDE DRIVEWAY EASEMENT OVER AND ACROSS A PORTION OF LOT 3 OF SAID SHORT PLAT NO. 91-31 AS RESERVED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 9112230046, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND CORRECTED AND RE-RECORDED UNDER AUDITOR'S FILE NO. 9201270105, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.

PROPERTY ADDRESS: 29378 OUTLOOK LANE, SEDRO WOOLLEY, WA 98284

## EXHIBIT B

## LEGAL DESCRIPTION OF PROPERTY B (GRANTEES)

LOT 4, SKAGIT COUNTY SHORT PLAT NO 92-003 (BEING A REPLAT OF LOT 2, SHORT PLAT NO. 91-31) APPROVED APRIL 8, 1992, RECORDED APRIL 8, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 73, UNDER AUDITOR'S FILE NO. 9204080022, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS CREATED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO 8902210090 AND AUDITOR'S FILE NO. 8910230016 RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE 20 FOOT WIDE DRIVEWAY EASEMENT OVER AND ACROSS A PORTION OF LOT 3 OF SAID SHORT PLAT NO. 91-31 AS RESERVED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 9112230046, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND CORRECTED AND RE-RECORDED UNDER AUDITOR'S FILE NO. 9201270105, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT C

LEGAL DESCRIPTION OF EASEMENT ACROSS LOT 2 OF SHORT PLAT 92-003

THE EAST 20 FEET OF THE NORTH 390 FEET OF PARCEL A, LOT 2 OF SHORT PLAT NO, 92-003 (BEING A REPLAT OF LOT 2, SHORT PLAT NO. 91-31) APPROVED APRIL 8<sup>TH</sup>, 1992 IN VOL. 10 OF SHORT PLATS, PG. 73 UNDER AUDITOR'S FILE NUMBER 920408022, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; SITUATED IN SKAGIT COUNTY, WASHINGTON.