

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 05/03/2023

AFTER RECORDING RETURN DOCUMENT TO:

BRET THORNTON
24027 DOLPHIN LANE
MOUNT VERNON, WA 98274

DOCUMENT TITLE: INGRESS AND EGRESS AND PARKING EASEMENT

GRANTORS: BRET AND INGRID THORNTON

GRANTEES: BRET AND INGRID THORNTON

LEGAL DESCRIPTIONS: LOT 220 AND 221, PLAT OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870, AS PER PLAT RECORDED AS SKAGIT COUNTY, AUDITOR'S FILE NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ASSESSOR'S TAX/PARCEL NUMBER(S): 4963-000-220-0000; 4963-000-221-0000

ACCESS EASEMENT AGREEMENT

THIS INGRESS AND EGRESS AND PARKING EASEMENT ("Agreement") is made and entered into and created by and for BRET AND INGRID THORNTON, legal owners of both Lots 220 and 221 of said Plat of Nookachamp Hills and will be referred to collectively as the "Parties".

RECITALS

WHEREAS, The “Parties” own both Lots 220 and 221 of said Plat of Nookachamp Hills, known as 24027 and 24031 Dolphin Lane, Skagit County, Washington, identified as Skagit County Assessor’s Parcel Nos. 4963-000-220-0000; 4963-000-221-0000, and legally described in Exhibit A hereto; and

WHEREAS, The “Parties” wish to establish an easement, to benefit Lot 220, across a portion of Lot 221, of said Plat, an Ingress and Egress and Parking Easement, of which location and dimensions are depicted in the general overview map attached hereto as Exhibit B.

TERMS AND CONDITIONS

1. **Recitals.** The above Recitals are a part of this Agreement, and the “Parties” represent and warrant that they are true and correct.
2. **Grant of Easements to the “Parties” and Lot 220 per said Plat.** The “Parties” hereby grants and conveys to Lot 220, per said Plat, a permanent, exclusive easement over, under, above and across the easement area legally described in Exhibit C and graphically depicted in Exhibit B (“Easement Area”) to provide ingress and egress and parking to said Lot 220 of said Plat.
3. **Maintenance.** The cost and responsibility for maintenance, repair, and reconstruction of the existing access and parking area located within the Easement Area, shall be borne by the ownership of said Lot 220 of said Plat.
4. **Hold Harmless.** The owner of said Lot 220 of said Plat, shall release, defend, indemnify, and hold harmless the owner of said Lot 221 of said Plat, and their respective lenders or mortgagees, if any, from all claims, demands, suits, judgements, damages, costs, and expenses, including court costs and reasonable attorneys’ fees, arising from any act or omission of such said party in connection with this Agreement, including, without limitation, the acts or omissions of such party’s contractors, agents, employees, or invitees.
5. **Entire Agreement.** This Agreement is a completely integrated document and shall supersede any prior or contemporaneous written or verbal agreements or understandings on the subject. This Agreement may not be modified, except by written agreement of the “Parties”.

EXHIBIT A

Parcel A: 4963-000-220-0000, being LOT 220 of the PLAT OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870, AS PER PLAT RECORDED AS SKAGIT COUNTY, AUDITOR'S FILE NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel B: 4963-000-221-0000, being LOT 221 of the PLAT OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870, AS PER PLAT RECORDED AS SKAGIT COUNTY, AUDITOR'S FILE NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT B

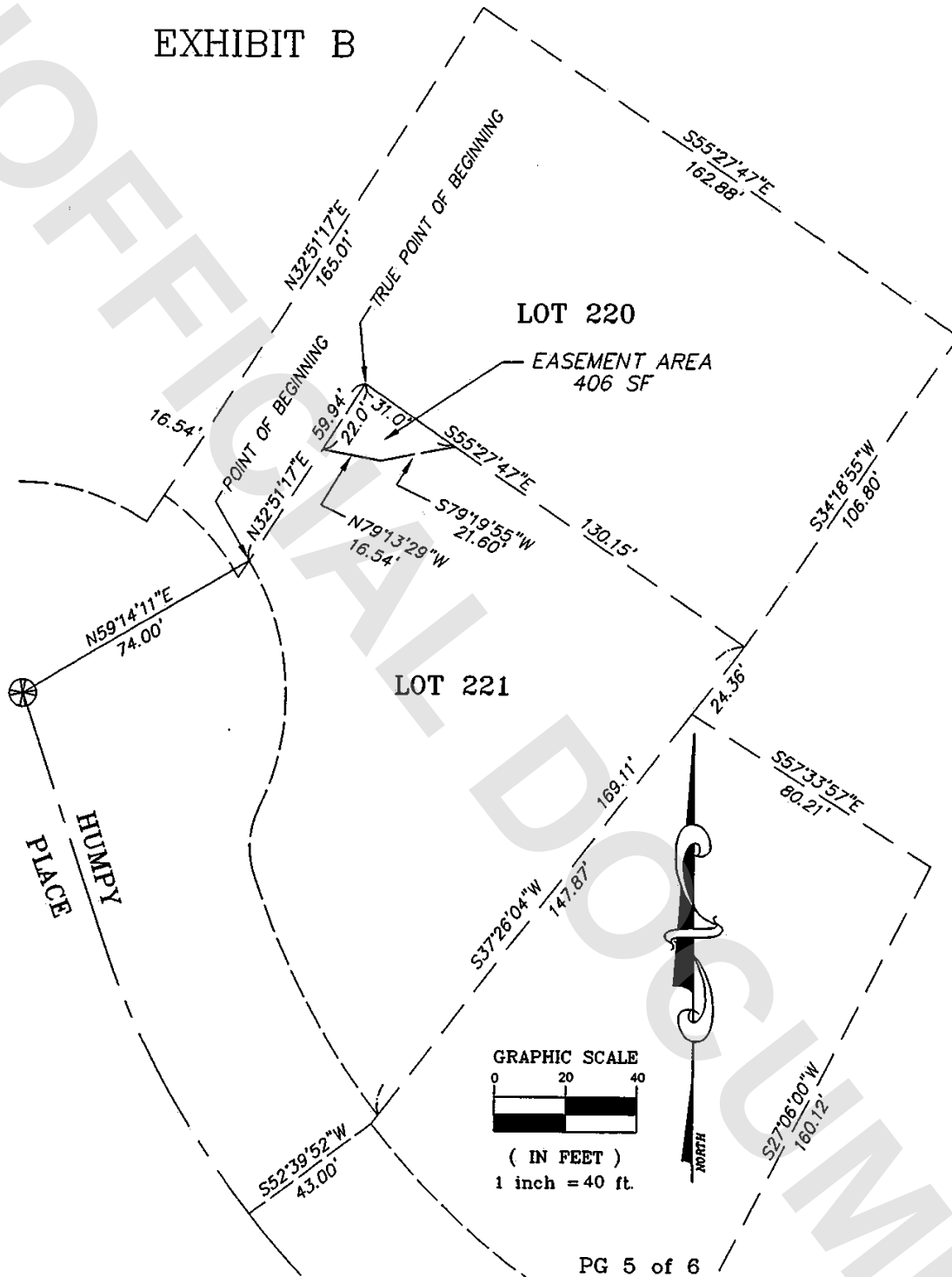


EXHIBIT C

Beginning at a point between Lots 220 and 221 of the PLAT OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870, AS PER PLAT RECORDED AS SKAGIT COUNTY, AUDITOR'S FILE NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON, point being 74 feet from center of Cul-De-Sac of "Humpy Place";

Thence along said line between Lots 220 and 221, N32°51'17"E, 59.94 feet to the True Point of Beginning of this Easement for Ingress and Egress and Parking;

Thence S55°27'47"E, 31.0 feet;

Thence S79°19'55"W, 21.60 feet;

Thence N79°13'29"W, 16.54 feet, more or less, to a point on said line between Lots 220 and 221, being 22.0 feet, from the True Point of Beginning;

Thence N32°51'17"E, 22.0 feet, to the True Point of Beginning, comprising of 406 square feet.