

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 07/09/2024

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

VIEW EASEMENT AGREEMENT

Grantor: Stuart Van Buren

Grantee: James Crawford Miller

Legal Description: Lots 3 & 4, S/P 95-035

Assessor's Property Tax Parcel or Account Nos.: P131235; P131236

Reference Nos of Documents Assigned or Released: N/A

THIS VIEW EASEMENT AGREEMENT is made by Stuart Van Buren, as his separate property if married, Grantor, and James Crawford Miller, as his separate property if married, to be effective on July 9th, 2024 or upon the closing of sale to Grantee of Lot 4 as hereinafter described, whichever occurs first. The consideration for this Agreement is the said property sale.

1. A view easement is hereby imposed over Lot 3, Short Plat 95-035, approved October 26th, 2012 and recorded under Skagit County Auditor's File No. 201210290236, being a portion of the NE ¼ of Section 24, Township 36 North, Range 3 East, W.M. (Parcel No. P131235)

2. The said easement shall run with and be appurtenant to the following described real property:

Lot 4, Short Plat 95-035, approved October 26th, 2012 and recorded under Skagit County Auditor's File No. 201210290236, being a portion of the NE ¼ of Section 24, Township 36 North, Range 3 East, W.M. (Parcel No. P131236)

3. In order to protect the view benefitting Lot 4, no structures shall be placed on Lot 3 which are higher at any point than 11.5 feet above a 4 inch square concrete monument located at the Southwest corner of the said Lot 4 (also being the Northwest property corner of the said Lot 3). The elevation of the top of the said monument is 410.41 above sea level (using datum NGVD '29), making the maximum allowable height of any structure (or portion thereof) on Lot 3 421.91 feet above sea level (again using the same datum).
4. Any violation of the provisions of this instrument may be remedied by an appropriate legal and/or equitable action in the Skagit County Superior Court. The substantially prevailing party in such an action shall be awarded its reasonable attorney's fees, including fees incurred on appeal.
5. **Successors & Assigns.** This instrument is binding on the parties hereto and their respective heirs, successors and assigns. The provisions of this Agreement are to be construed as covenants running with the lands herein described.

Grantor:

Grantee:



 STUART VAN BUREN

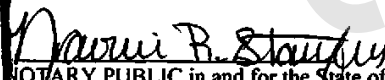
 JAMES CRAWFORD MILLER

STATE OF WASHINGTON)
 :ss
 COUNTY OF SKAGIT)

On this day personally appeared before me Stuart Van Buren, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of July, 2024.

NAOMI R STANFILL
 Notary Public
 State of Washington
 License Number 201173
 My Commission Expires
 March 17, 2026



 NOTARY PUBLIC in and for the State of Washington, residing at
6200 Woolley, WA
 My commission expires: 03-17-26
 Name: Naomi R. Stanfill

- 3. In order to protect the view benefitting Lot 4, no structures shall be placed on Lot 3 which are higher at any point than 11.5 feet above a 4 inch square concrete monument located at the Southwest corner of the said Lot 4 (also being the Northwest property corner of the said Lot 3). The elevation of the top of the said monument is 410.41 above sea level (using datum NGVD '29), making the maximum allowable height of any structure (or portion thereof) on Lot 3 421.91 feet above sea level (again using the same datum).
- 4. Any violation of the provisions of this instrument may be remedied by an appropriate legal and/or equitable action in the Skagit County Superior Court. The substantially prevailing party in such an action shall be awarded its reasonable attorney's fees, including fees incurred on appeal.
- 5 **Successors & Assigns.** This instrument is binding on the parties hereto and their respective heirs, successors and assigns. The provisions of this Agreement are to be construed as covenants running with the lands herein described.

Grantor:

Grantee:

STUART VAN BUREN



JAMES CRAWFORD MILLER

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Stuart Van Buren, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, 2024.

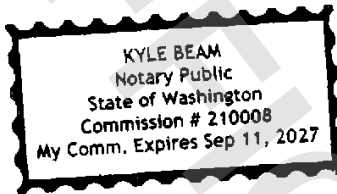
NOTARY PUBLIC in and for the State of Washington, residing at

My commission expires: _____
Name: _____

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT ^{KB})
 _{Whatcom})

On this day personally appeared before me James Crawford Miller, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6 day of July, 2024.



KB
NOTARY PUBLIC in and for the State of Washington, residing at
WA
My commission expires: 9-11-27
Name: Kyle Beam