

**NO EXCISE TAX  
REQUIRED**

**MAY 3 2004**

BOB DANTINI, Snohomish County Treasurer

By BOB DANTINI

When Recorded Return To:

Tom Ehrlichman  
Attorney at Law  
2827 Rockefeller Avenue  
Everett, WA 98201



200405030885 6 PGS  
05-03-2004 03:55pm \$24.00  
SNOHOMISH COUNTY, WASHINGTON

**EASEMENT**

Grantor(s): JOSEPH J. JACKELS, a single man

Grantee(s): HILTON LAKE HOMEOWNERS ASSOCIATION

Legal Description (Abbreviated): Section 20, Township 28 North, Range 5 East, W M.

Assessor's Property Tax Parcel Account Numbers: 280520-001-008-00

The Grantor, JOSEPH J. JACKELS, a single man, his successors and/or assigns (Grantor) for and in consideration of Ten and No Cents Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to Grantee, HILTON LAKE HOMEOWNERS ASSOCIATION, a Washington non-profit corporation, its successors and/or assigns (Grantee) a perpetual, exclusive, appurtenant easement for trail purposes and for construction of a permanent fence only across, under, over and upon a portion of Grantor's property, legally described in the attached Exhibit A (hereinafter referred to as "Grantor's Property").

The Easement shall be located on Grantor's Property described on the attached Exhibit B, and shall include the existing trail constructed and maintained by Grantee.

Grantor hereby authorizes Grantee, its successors and/or assigns to construct a permanent fence on the Easement in a manner that precludes entry onto the trail from the remainder of Grantor's Property, outside the Easement, PROVIDED, the fence construction shall comply with all applicable laws, shall be constructed and maintained by Grantee at Grantee's sole cost, and shall be maintained in good condition by Grantee at all times.

Dated this 21<sup>st</sup> of April, 2004.

GRANTOR:

JOSEPH J. JACKELS



# Exhibit A

## LEGAL DESCRIPTION HILTON ESTATES PRD:

### PARCEL A

The West 165.00 feet of the South 120.00 feet of the North 155.00 feet of the Northeast Quarter of the Northeast Quarter of Section 20, Township 28 North, Range 5 East, W.M.;

Together with and subject to an easement for ingress, egress, drainage and utilities over, under, across and through the West 40 feet of the South 120 of the North 155 feet of said Northeast quarter of the Northeast quarter.

### PARCEL B

The West 165.00 of the South 105.00 of the North 260.00 feet of the Northeast Quarter of the Northwest Quarter of Section 20, Township 28 North, Range 5 East, W.M.;

Together with and subject to an easement for ingress, egress, drainage and utilities over, under, across and through the West 40 feet of the South 225 of the North 260 feet of said Northeast Quarter of the Northeast quarter.

### PARCEL C

The west 165.00 of the South 100.00 of the North 360.00 feet of the Northeast Quarter of the Northeast Quarter of Section 20, Township 28 North, Range 5 East, W.M.;

Together with an easement for ingress, egress, drainage and utilities over, under across and through the West 40 feet of the South 325 of the North 360 feet of said Northeast Quarter of the Northeast Quarter.

### PARCEL D

That portion of the Northeast Quarter of the Northeast Quarter of Section 20, Township 28 North, Range 5 East, W.M.; described as follows:

Commencing at the Northwest corner of said Northeast Quarter of the Northeast Quarter of Section 20;

Thence North  $89^{\circ}29'24''$  East, along the North line of said Northeast Quarter, a distance of 165.00 feet;

Thence South  $00^{\circ}55'37''$  East, parallel to the West line of said Northeast Quarter of the Northeast quarter, a distance of 360.00 feet, to the point of beginning;

Thence continuing South  $00^{\circ}55'37''$  East, a distance of 304.03 feet to the North line of the Plat of Hilton Lake Div. No.1;

Thence South  $89^{\circ}48'51''$  West, along said North line, a distance of 0.55 feet to the West line of said plat;

Thence South  $00^{\circ}52'49''$  East, along said West line, a distance of 170.97 feet;

Thence East, a distance of 50.00 feet;

Thence South, a distance of 236.44 feet;

Thence West, a distance of 210.50 feet to the West line of said Northeast Quarter of the

Thence North  $00^{\circ}55'37''$  West, along said West line, a distance of 710.00 feet;

Thence North  $89^{\circ}29'24''$  East, a distance of 165.00 feet to the point of beginning;

(Also known as Lot 4 of unrecorded short plat no.306-69 per survey recorded under recording no.200011165002.)

Together with an easement for ingress, egress, drainage and utilities over, under, across and through the West 40 feet of the South 325 of the North 360 feet of said Northeast Quarter of the Northeast Quarter.

Situate in the County of Snohomish, State of Washington.

28052000104500, 28052000104600, 28052000104700 and 28052000100800,

**PARCEL E**

Lots 1 and 2 Snohomish county short plat no SP38 (2-79), according to Short Plat recorded June 19, 1980 under Recording No. 8006190144 in Snohomish County, Washington.

22805200010100

**PARCEL F**

Lot 1 and 2 of Snohomish County Short Plat no. 259(7-85) recorded under Recording No. 8604110219, in Snohomish County, Washington.

28052000101900 and 28052000100700

Exhibit "B-1"

**EASEMENT GRANTED TO THE HILTON LAKE COMMUNITY FOR A RECREATIONAL TRAIL**

An easement for pedestrian and recreational trail purposes over, across and through that portion of the Northeast Quarter of the Northeast Quarter of Section 20, Township 28 North, Range 5 East, W.M. described as follows;

**Commencing at the Southwest corner of Lot 34, Plat of Hilton Lake Division No. 1, as recorded in Volume 38 of Plats at pages 119 and 120, under Auditor's File No. 7807050333, records of Snohomish County, Washington; thence South along the West line Tract 332 of said Plat, a distance of 126.44 feet to an angle point on the West line of said Tract 332 and the True Point of Beginning; thence West along the West line of said Tract 332 a distance of 62.91 feet; thence Northeasterly, a distance of 79.88 feet to a point on the West line of said Tract 332 and said point is 49.22 feet North of the True Point of Beginning; thence South along the West line of Tract 332 a distance of 49.22 feet to the True Point of Beginning.**

4/29/2004

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Hilton\EASEMENT GRANTED TO THE HILTON LAKE COMMUNITY FOR A  
RECREATIONAL TRAIL.doc

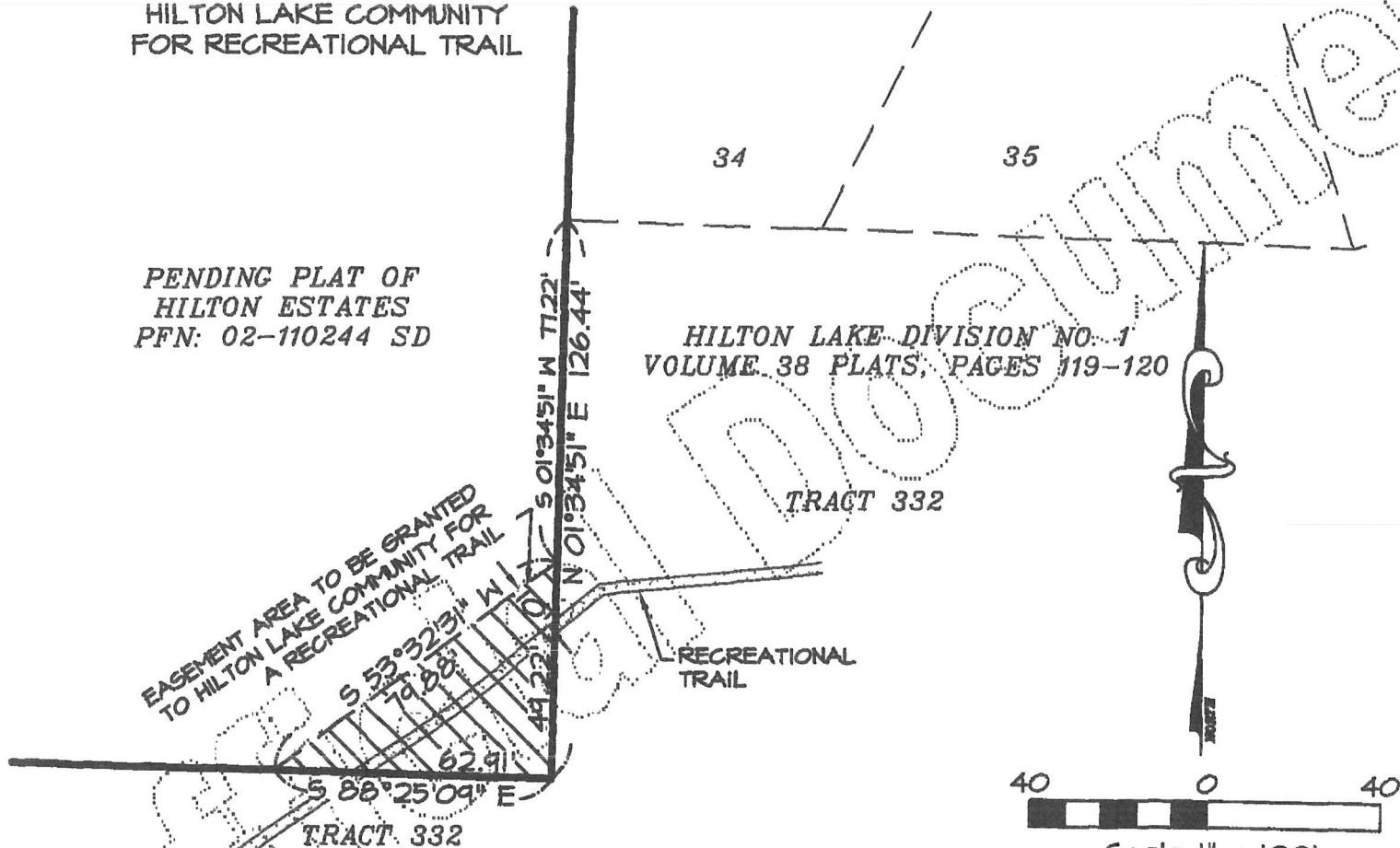
EXHIBIT "B"-2  
 EASEMENT GRANTED TO  
 HILTON LAKE COMMUNITY  
 FOR RECREATIONAL TRAIL

PENDING PLAT OF  
 HILTON ESTATES  
 PFN: 02-110244 SD

HILTON LAKE DIVISION NO. 1  
 VOLUME 38 PLATS, PAGES 119-120

TRACT 332

EASEMENT AREA TO BE GRANTED  
 TO HILTON LAKE COMMUNITY FOR  
 A RECREATIONAL TRAIL



<b>DRAWN BY:</b> MFM
<b>DATE:</b> 04/29/04
<b>DWG. NO.:</b> 02012 TRAIL EASE
<b>APPROVED BY:</b> TEB

<b>PROJECT</b>
RECREATIONAL EASEMENT
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 28 NORTH, RANGE 5 EAST, W1M SNOHOMISH COUNTY, WASHINGTON

**METRON**  
 and ASSOCIATES INC.  
 LAND SURVEYS, MAPS, AND LAND USE PLANNING  
 307 N. OLYMPIC, SUITE #205  
 ARLINGTON, WASHINGTON 98223  
 (360) 435-3777 FAX (360) 435-4822