

WHEN RECORDED RETURN TO:

Mark L. Mills and Amy J. Mills
4640 W. Dry Creek Road
Ellensburg, WA 98926

DECLARATION OF EASEMENT – (FOR INGRESS AND EGRESS)

Grantor(s): (1) Mark L. Mills and Amy J. Mills

Grantee(s): (1) Jason Mankus and Katrina Mankus

Abbreviated Legal Description: Portion of the S/E ¼ of S20, T18N., R18E. W.M.

Assessor's Property Tax Parcel Number: 960738.

EFFECTED REAL PROPERTY: The easement area described herein is located on the following described real property situated in Kittitas County, State of Washington:

**THAT PORTION OF THE OF THE SOUTHEAST 1/4 OF SECTION 20,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., DESCRIBED AS FOLLOWS:**

**THAT PORTION OF LOT 5C OF MILLS-2 SHORT PLAT (SP-23-0002)
DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF LOT 5C;
THENCE SOUTH 65°12' 29" EAST FOR A DISTANCE OF 88.83 FEET;
THENCE SOUTH 81°06' 51" EAST FOR A DISTANCE OF 115.99 FEET;
THENCE NORTH 69°23' 21" EAST FOR A DISTANCE OF 50.93 FEET;
THENCE NORTH 76°29' 18" EAST FOR A DISTANCE OF 250.51 FEET;
THENCE SOUTH 81°15' 51" EAST FOR A DISTANCE OF 14.86 FEET,
TO THE POINT OF BEGINNING OF THE SOUTHERLY PORTION OF
ACCESS EASEMENT;
THENCE SOUTH 81°15' 51" EAST FOR A DISTANCE OF 192.65 FEET;
THENCE SOUTH 69°27' 42" EAST FOR A DISTANCE OF 30.29 FEET;
THENCE SOUTH 74°34' 05" EAST FOR A DISTANCE OF 65.71 FEET;
THENCE SOUTH 40°40' 51" EAST FOR A DISTANCE OF 60.00 FEET;
THENCE SOUTH 49°19' 09" WEST FOR A DISTANCE OF 13.99 FEET;
THENCE NORTH 40°40' 51" WEST FOR A DISTANCE OF 20.00 FEET;**

**THENCE NORTH 73°48' 15" WEST FOR A DISTANCE OF 155.00 FEET;
THENCE NORTH 85°43' 50" WEST FOR A DISTANCE OF 149.00 FEET;
THENCE NORTH 00°12' 01" WEST FOR A DISTANCE OF 42.50 FEET,
TO THE POINT OF BEGINNING OF THE SOUTHERLY PORTION OF
ACCESS EASEMENT.**

**TOGETHER WITH THAT PORTION OF LOT 5C OF MILLS-2 SHORT PLAT
(SP-23-0002) DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF LOT 5C BEING THE POINT
OF BEGINNING OF THE NORTHERLY PORTION OF ACCESS EASEMENT;
THENCE SOUTH 49°19' 09" WEST FOR A DISTANCE OF 8.55 FEET;
THENCE NORTH 40°40' 37" WEST FOR A DISTANCE OF 66.10 FEET;
THENCE NORTH 49°18' 21" EAST FOR A DISTANCE OF 8.53 FEET;
THENCE SOUTH 40°41' 39" EAST FOR A DISTANCE OF 66.10 FEET,
TO THE NORTHEAST CORNER OF LOT 5C AND THE POINT
OF BEGINNING OF THE NORTHERLY PORTION OF ACCESS EASEMENT.**

SITUATED IN KITTITAS COUNTY, STATE OF WASHINGTON.

EASEMENT: Subject to the terms and conditions set forth below, Grantor(s) hereby grants and creates an exclusive easement over, through and across the Easement Area set forth in Paragraph 1 below.

TERMS OF EASEMENTS

1. **Creation of Easement – Easement Area.** Subject to the terms and conditions set forth in this Declaration of Easement, Grantor hereby declares and creates an exclusive easement over, through and across the Effected Real Property located in Subject Lot '5C', which easement is to provide access for Subject Lot '5D' and Subject Lot '5C' of Short Plat SP-23-00002 Records of Kittitas County Community Development Services.

2. **Purpose.** The sole purpose of this Easement is to fulfill Kittitas County Code 12.04.07.060, to provide access for Subject Lot '5D' and Subject Lot '5C' of Short Plat SP-23-00002 Records of Kittitas County Community Development Services. The owner(s) of the Effected Real Property located in Lot '5C' shall have the right to use the surface of the ground within the Easement Area for any purpose that will not interfere with the maintenance and operation of Ingress/Egress located within the Easement Area.

