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JEFF - 4TH F.

84 MAY 10 10 00

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CRANT OF EASEMENT

REQUEST OF

2316 E
Bakewell Rd
P. Hum
92226

KNOW ALL MEN BY THESE PRESENTS, that WASHINGTON LOGGERS CORPORATION, a Washington corporation, does hereby declare and create an easement for a roadway for ingress and egress, together with an easement for utilities over, above, below and across certain real property in the county of Skagit, state of Washington, with said roadway easement more particularly described on the attached Exhibit "A".

Washington Loggers Corporation further declares that the said roadway is created for the benefit of all present and future owners of certain real property, or any portion thereof, for as long as each shall respectively own any portion of said real estate, said property being more particularly described on the attached Exhibit "B".

This easement is intended as a covenant running with the land and shall inure to the use, benefit and enjoyment of each owner of any portion of said real estate described in Exhibit "B" during the period of ownership.

Any improvement, repair or maintenance expense upon said roadway shall be incurred only by mutual agreement of the then owners of the said real estate, and shall be borne in an equitable fashion, as may be agreed upon between the then owners. In the event mutual agreement can not be obtained for any proposed expense, improvement, repair or maintenance, the proposer or proposers of the same shall apply to any one of the judges of the Superior Court in and for Skagit County for the appointment of an arbitrator, who shall within twenty days of his appointment decide whether or not the proposed improvement, maintenance or repair is feasible and in the best interest of the then owners collectively. The arbitrator shall decide what portion of the

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expense shall be borne by each of the then owners. Said allocation of the costs shall become a lien on the property of the then owners. The arbitrators decision shall be binding upon each of the then owners and the arbitrators fees and expenses shall be borne by the proposer or proposers whether the arbitrators decision is in the affirmative or the negative. Enforcement of the terms and conditions of this paragraph may be undertaken by any of the then owners of any portion of the said real estate.

IN WITNESS WHEREOF, Washington Loggers Corporation has caused this instrument to be executed on this 6th day of May, 1984.

WASHINGTON LOGGERS CORPORATION

By *Shepard H. Hannon*
President

By *J. M. G. H. Hannon*
Secretary

STATE OF WASHINGTON)
) SS.
COUNTY OF WHATCOM)

On this 24 day of May, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Howard Hammer and John A Chambers to me known to be the President and Secretary, respectively, of WASHINGTON LOGGERS CORPORATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

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

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SKAGIT SURVEYORS, INC.
330 METCALF ST.
SEDRO WOOLLEY, WA 98284
PHONE: 206-855-1810

April 24, 1984

LEGAL DESCRIPTION
OF ROAD EASEMENT
FOR HOWARD HAMMER

A 60 foot wide strip of land lying in the southeast quarter of the northwest quarter, the southwest quarter of the northeast quarter, and in the west half of the southeast quarter of Section 18, Township 36 N., Range 4 E., W.M., and in the northwest quarter of the northeast quarter of Section 19, Township 36 N., Range 4 E., W.M., being 30 feet on each side of the following described centerline:

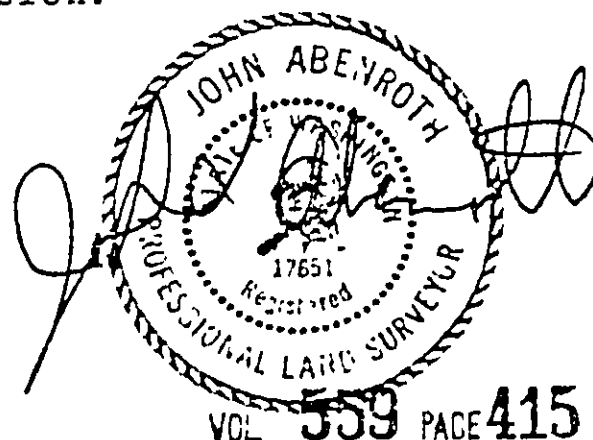
Commencing at the southeast corner of the northwest quarter of said Section 18, thence N-88°02'19"-W along the south line of said subdivision, a distance of 382.91 feet to east line of the Colony Road right-of-way prior to the realignment of Colony Road shown on Sheet 15 of 17 sheets of right-of-way plan titled "Primary State Highway No. 1 (SR5) Chuckanut Drive to Alger" dated January 26, 1960; thence N-03°25'13"-E along said east line of Colony Road, a distance of 430.99 feet; thence N-26°34'47"-W, a distance of 30.00 feet to the centerline of said Colony Road right-of-way which point is also 41.60 feet right of Colony Road centerline station 31+50.42 shown on the above mentioned right-of-way plan, and the point of beginning of this centerline description; thence S-03°25'13"-W, a distance of 240.38 feet to the point of curvature of a curve to the left having a radius of 150 feet; thence along said curve through a central angle of 91°27'32" and an arc length of 239.44 feet; thence S-88°02'19"-E, a distance of 242.48 feet to the point of curvature of a curve to the right having a radius of 50 feet; thence along said curve through a central angle of 103°36'00" and an arc length of 90.41 feet to a point of reverse curvature with a curve to the left having a radius of 100 feet; thence along said curve through a central angle of 13°49'00" and an arc length of 24.11 feet; thence S-1°44'41"-W, a distance of 258.39 feet to the point of curvature of a curve to the left having a radius of 125 feet; thence along said curve through a central angle of 27°37'43" and an arc length of 60.28 feet; thence S-25°53'02"-E, a distance of 118.42 feet to the point of curvature of a curve to the right having a radius of 420 feet; thence along said curve through a central angle of 12°56'18" and an arc length of 94.84 feet; thence S-12°56'44"-E, a distance of 178.43 feet to the point of curvature of a curve to the right having a radius of 285 feet; thence along said curve through a central angle of 20°50'35" and an arc length of 103.68 feet to a point of reverse curvature with a curve to the left having a radius of 150

feet; thence along said curve through a central angle of $60^{\circ}33'22''$ and an arc length of 158.54 feet; thence $S-52^{\circ}39'31''-E$, a distance of 58.92 feet to the point of curvature of a curve to the right having a radius of 520 feet; thence along said curve through a central angle of $23^{\circ}05'20''$ and an arc length of 209.55 feet; thence $S-29^{\circ}34'11''-E$, a distance of 147.58 feet to the point of curvature of a curve to the right having a radius of 350 feet; thence along said curve through a central angle of $19^{\circ}45'29''$ and an arc length of 120.70 feet to a point of reverse curvature with a curve to the left having a radius of 200 feet; thence along said curve through a central angle of $43^{\circ}29'34''$ and an arc length of 151.82 feet to a point of reverse curvature with a curve to the right having a radius of 250 feet; thence along said curve through a central angle of $51^{\circ}27'23''$ and an arc length of 224.52 feet; thence $S-1^{\circ}50'53''-E$, a distance of 458.26 feet to the point of curvature of a curve to the right having a radius of 225 feet; thence along said curve through a central angle of $13^{\circ}43'49''$ and an arc length of 53.92 feet; thence $S-11^{\circ}52'56''-W$, a distance of 71.79 feet to the point of curvature of a curve to the left having a radius of 425 feet; thence along said curve through a central angle of $11^{\circ}54'04''$ and an arc length of 88.28 feet; thence $S-0^{\circ}01'08''-E$, a distance of 140.09 feet to the point of curvature of a curve to the left having a radius of 350 feet; thence along said curve through a central angle of $21^{\circ}32'25''$ and an arc length of 131.58 feet to a point of reverse curvature with a curve to the right having a radius of 285 feet; thence along said curve through a central angle of $23^{\circ}55'33''$ and an arc length of 119.01 feet; thence $S-2^{\circ}22'00''-W$, a distance of 347.94 feet to the point of curvature of a curve to the left having a radius of 400 feet; thence along said curve through a central angle of $20^{\circ}06'06''$ and an arc length of 140.34 feet; thence $S-17^{\circ}44'06''-E$, a distance of 246.17 feet to the point of curvature of a curve to the right having a radius of 835 feet; thence along said curve through a central angle of $13^{\circ}09'16''$ and an arc length of 191.71 feet; thence $S-4^{\circ}34'50''-E$, a distance of 85.41 feet to the point of curvature of a curve to the left having a radius of 500 feet; thence along said curve through a central angle of $10^{\circ}10'24''$ and an arc length of 88.78 feet; thence $S-14^{\circ}45'14''-E$, a distance of 150.68 feet to the terminal point of this centerline description at its intersection with the south line of the northwest quarter of the northeast quarter of said Section 19, said terminal point being 320.25 feet westerly of the southeast corner of said subdivision.

Situate in Skagit County, Washington.

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COLONY

Begin
Description

HAMMER / WASH-LOG PROPERTY

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EASEMENT

INTERSTATE HWY 5

SCALE 1" = 200'

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