RETURN:
SIMPSON PROPERTIES, INC.
3RD AND FRANKLIN
SHELTON, WA. 98584

8606200005

EASEMENT AND RIGHT-OF-WAY AGREEMENT

The Grantor, HANSON JOINT VENTURE '84, a partnership now and at all times since acquiring title to the within described real estate, for and in consideration of clearing title, does hereby give, grant and convey to SIMPSON PROPERTIES, INC., a Washington corporation, a perpetual Easement and Right-of-Way (herein called the "Right-of-Way") thirty (30) feet in width or fifteen (15) feet on each side of the centerline over, under and through the existing road described as follows:

> Commencing at the Southeast corner of Government Lot 7, Section 21, Township 35 North, Range 6 East, W.M.; thence N.-00°53'54"-E. along the East line of said Lot 7, a distance of 537.36 feet to a point which lies 1866.6 feet North of the South one-quarter corner of said Section 21; thence N.-88°09'37"-W. a distance of 474.44 feet to the initial point of the centerline of the 30 foot-wide easement and the point of beginning of this description; thence N.-24°46'07"-W. 223.01 feet; thence N.-04°24'38"-E. 106.39 feet; thence along the arc of a 137.14 foot radius curve to the left, a distance of 153.03 feet; thence N.-59°31'26"-W. 193.81 feet; thence N.-77°56'34"-W. 241.09 feet; thence N.-60°43'11"-W. 326.96 feet; thence along the arc of a 399.62 foot radius curve to the right, a distance of 300.89 feet; thence N.-17°34'49"-W. 676.48 feet; thence N.-42°08'15"-W. 224.59 feet to a 35 foot radius cul-de-sac; thence continue N.-42°08'15"-W. 178.11 feet; thence N.-62°39'15"-W. 487.65 feet along the centerline of the 30 foot-wide easement to the southerly shoreline of a channel of the Skagit River and the end of this easement description.

The Right-of-Way is for ingress, egress, utilities and other commercial, residential or recreational purposes, including the right, at any and all times, to transport and locate materials on said Right-of-Way.

This Easement shall be a covenant running with the land.

DATED this 29th day of May, 1986.

HANSON JOINT VENTURE '84,
a Partnership

By _____
Errol Hanson, Partner

'86 JUN 20 A9:24

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 29th day of May, 1986, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Errol Hanson to me known to be a partner of Hanson Joint Venture '84, the partnership that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned and on oath stated that he was authorized to execute the said instrument.

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 Burlington

1837
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
JUN 20 1986
Amount Paid $ 0
Ruth Wylie, Co. Treas.
By _____ Deputy

8606200005

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