

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

KATHY HILL

9
2
11
MAY 28 1996

'96 MAY 28 10:07

Amount Paid \$
By Skagit Co. Treasurer Deputy

FILED
RECEIVED

PROJECT NAME: WA#1 GUEMES #6

9605280039

ORIGINAL

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
U S WEST NewVector Group, Inc.
Attn: Real Estate and Construction Department
3350 161st Ave SE
P. O. Box 91211
Bellevue, WA 98009-9211

MEMORANDUM OF OPTION AND EASEMENT AGREEMENT

This Memorandum dated this 8th day of April, 1996, by and between Edwin and Irene Varhaug (hereinafter "Grantor") and Seattle SMSA Limited Partnership, 3350 161st Avenue S.E., P.O. Box 91211; Bellevue, Washington 98009-9211 (hereinafter "Grantee"), is a record of that Option and Easement Agreement (hereinafter "Agreement") between Grantor and Grantee dated April 8th, 1996, which Agreement includes in part the following terms:

1. Easement Premises. The Agreement pertains to real property consisting of 3000 square feet which are described in Exhibit "A" (hereinafter "Premises"), which is attached hereto and incorporated herein by this reference.
2. Term of Agreement and Options to Extend. The initial term of the Agreement is for a five-year (5) period commencing on the date the Option is exercised by Grantee. Grantee has options to extend the Agreement term for two(2) consecutive five-year (5) periods. Grantee may, under certain conditions, elect to further extend the term thereof.
3. Successors and Assigns. The terms, covenants and provisions of the Agreement extend to and are binding upon the respective executors, administrators, heirs, successors and assigns of Grantor and Grantee.

4. Ratification of Easement. The parties by this Memorandum intend to record a reference to the Agreement and do hereby ratify and confirm all of the terms and conditions of the Agreement and do hereby declare that the real property described in Exhibit "A" attached hereto is in all respects subject to all of the applicable provisions contained in the Agreement.

GRANTOR: Edwin Varhaug

Ed Varhaug

GRANTOR: Irene Varhaug

Irene Varhaug

Date: 4-8-96

Date: 4/8/96

GRANTEE: Seattle SMSA Limited Partnership
By U S WEST NewVector Group, Inc., general partner,

By: Richard L. Cummings

Its: Engineering Services Manager

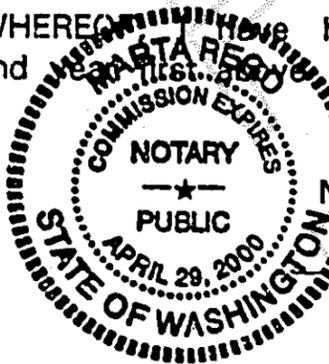
Date: 5/2/96

PARTNERSHIP ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

On this 2nd day of May, 1996, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael A. Cummings to me known to be the One, Service Manager of U S WEST NewVector Group, Inc. the general partner of Seattle SMSA Limited Partnership, 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 is authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and date first written.



[Signature]

Notary Public in and for the State of WA
residing at King County
My appointment expires: 4/29/2000

INDIVIDUAL ACKNOWLEDGMENTS

STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this day personally appeared before me Edwin and Irene Varhaug, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8th day of April, 1996.

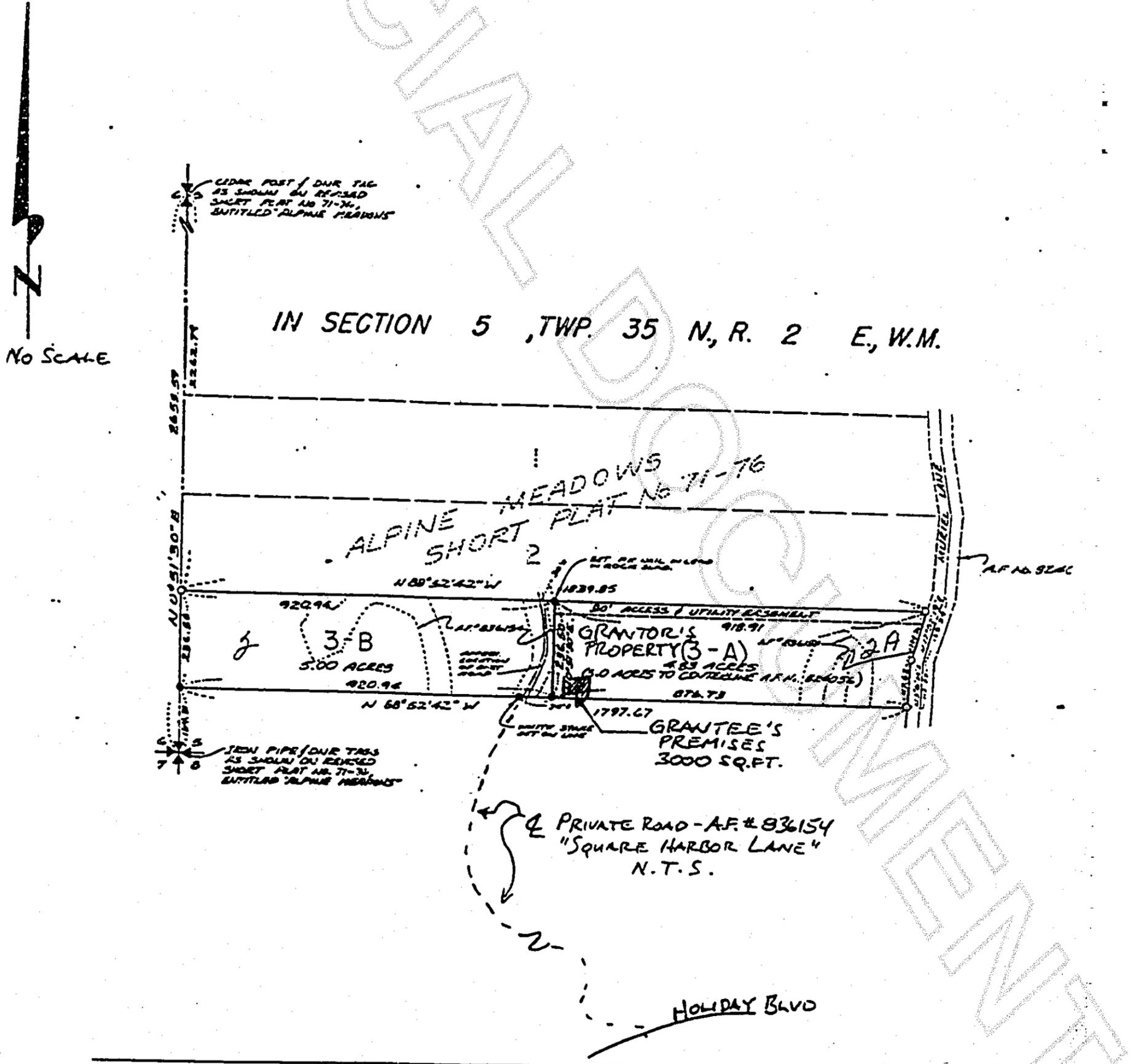


[Signature]

Notary Public in and for the State of WA
residing at Skagit CO
My appointment expires: 9-25-99

Legal Description of Grantor's Property
Sketch and Legal Description

Tract 3-A, Revised Skagit County Short Plat No. 71-76, (the original short plat being entitled "Alpine Meadows"), approved March 25, 1981 and recorded May 21, 1981 in Book 5 of Short Plats, Page 73, under Auditor's File No. 8105210031, located in the Southwest 1/4 of Section 5, Township 35 North, Range 2 East, W.M..



Grantee's Easement Premises
Sketch and Legal Description

The East 60.00 feet of the West 90.00 feet of the South 50.00 feet of Tract 3-A, Revised Skagit County Short Plat No. 71-76, (the original short plat being entitled "Alpine Meadows"), approved March 25, 1981 and recorded May 21, 1981 in Book 5 of Short Plats, Page 73, under Auditor's File No. 8105210031, located in the Southwest ¼ of Section 5, Township 35 North, Range 2 East, W.M.; EXCEPT THAT the existing access road, crossing the northerly portion of said Premises shall not be obstructed and shall be used non-exclusively; TOGETHER WITH the non-exclusive use of the existing access road crossing said Premises, and extending westerly to the westerly edge of Grantor's Property, to Square Harbor Lane, and together with rights of ingress and egress and utilities on Square Harbor Lane, as shown in descriptions and survey recorded under Skagit County Auditor's File Numbers 836154, 836155 and 824056; AND TOGETHER WITH a non-exclusive easement at least 10 feet wide for installation and maintenance of telephone and/or electric power lines, extending easterly from the Premises, along the existing access road, to the existing power pole and transformer on the Property.

