

When recorded return to:

Gary T. Jones
P.O. Box 1245
Mount Vernon, WA 98273

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9606240076

'96 JUN 24 P1:19

LAND TITLE COMPANY OF SKAGIT COUNTY

T-77652

Deed of Easement

GRANTORS, EUGENE B. KAHN, a single man and ESTHER J. KAHN, widow of PHILIP KAHN, tenants in common, for no added consideration and in order to quiet title to real property, grant and convey CASCADIAN FARM INC. and to EUGENE B. KAHN, a single man; SARAH ROSS FORSTER, a married woman as to her separate property; and ROC V. FLEISHMAN, a single man; a perpetual nonexclusive easement for ingress, egress, and utilities over, along, and across a strip of land more particularly described in the attached legal description, which includes an easement through the CASCADIAN FARM PROPERTY, dated April 19, 1996 and recorded under Auditor's File No. 9606170014, which legal description is attached hereto and incorporated herein by this reference as if fully set forth; PROVIDED, that the said easement will run with the land and will be incorporated into Skagit County Short Plat No. 96-055; and PROVIDED FURTHER, that this easement shall be subject to Use Maintenance and Repair covenants of even date, requiring the landowners it serves to maintain, repair, construct, reconstruct, and use the road and utilities on the easement premises.

DATED this 20th day of June, 1996.

Easement Only
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUN 24 1996

Amount Paid \$
By Skagit Co. Treasurer Deputy

Eugene B. Kahn
EUGENE B. KAHN

Esther J. Kahn
ESTHER J. KAHN

9606240076

BK1561PG0288

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me EUGENE B. KAHN, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th date of June, 1996.



Gary T. Jones
Notary Public in and for the
State of Washington, residing
at: Mount Vernon
My Commission Expires: 3/10/98

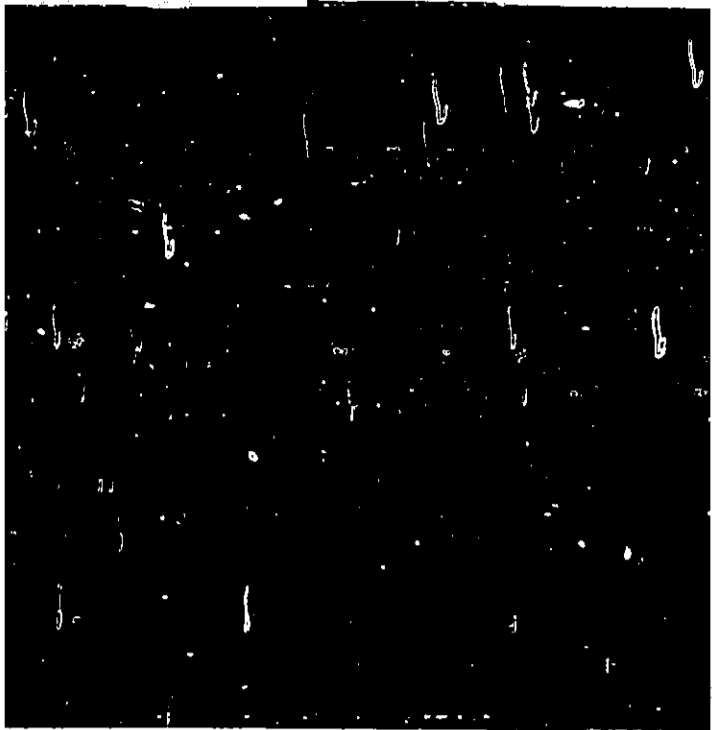
STATE OF WASHINGTON)
COUNTY OF SKAGIT)

On this day personally appeared before me ESTHER J. KAHN, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th date of June, 1996.



Gary T. Jones
Notary Public in and for the
State of Washington, residing
at: Mount Vernon
My Commission Expires: 3/10/98



Surveyors & Engineers

806 Metcalf St., Sedro-Woolley, WA 98284 (360)855-2121 FAX (360)855-1658

LEGAL DESCRIPTION

FOR

EUGENE B. KAHN

OF AN

ACCESS EASEMENT THROUGH THE CASCADIAN FARM PROPERTY

April 19, 1996

A non-exclusive easement for ingress, egress, and utilities, over, under, and through those portions of the hereinafter described 30 foot wide strip of land which lies in Government Lot 1, Section 20, Township 35 North, Range 10 East, W.M. and/or in Government Lot 1 in Section 29, Township 35 North, Range 10 East, W.M. the center-line of said 30 foot strip is described as follows:

Commencing at the northeast corner of Government Lot 1 in said Section 20; thence N 87°43'17"W along the north line thereof, a distance of 871.36 feet to the point of beginning of this centerline description; thence S 02°37'15"E, a distance of 100.95 feet; thence S 10°50'07"E, a distance of 122.27 feet to the point of curvature of a curve to the left having a radius of 574.43 feet; thence along said curve through a central angle of 10°50'19" and an arc length of 108.66 feet; thence S 21°40'26"E, a distance of 214.42 feet to the point of curvature of a curve to the right having a radius of 403.35 feet; thence along said curve through a central angle of 12°26'52" and an arc length of 87.63 feet to the point of compound curvature with a curve to the right having a radius of 93.70 feet; thence along said curve through a central angle of 89°38'27" and an arc length of 146.59 feet; thence S 80°24'53"W, a distance of 391.13 feet; thence S 82°37'32"W, a distance of 134.18 feet to the point of curvature of a curve to the left having a radius of 50.00 feet; thence along said curve through a central angle of 80°56'39" and an arc length of 70.64 feet to the west line of Government Lot 1 in said Section 20; thence S 01°40'53"W along said west line, a distance of 418.13 feet to the south line of said Section 20; thence southerly along the west line of Government Lot 1 in said Section 29, a distance of 300 feet more or less to the northerly right-of-way line of State Route 20 and end of this centerline description.

Situated in Skagit County, Washington.

9606170014

4/30/96

PLANNING ♦ SURVEYING ♦ CIVIL ♦ STRUCTURES ♦ MECHANICAL ♦ INDUSTRIAL

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