

AFTER RECORDING RETURN TO:

Commonwealth Limited Partnership

504 East Fairhaven Avenue

Burlington, WA 98233



199908050114

Kathy Hill, Skagit County Auditor

8/5/1999 Page 1 of 5 2:52:26PM

Abbrev. Leg.	Ptn Lot 16, Blk 77, FIRST ADDITION TO THE TOWN OF SEDRO, Vol 3, p.29
Tax Acct. No.	4150-077-016-000; 350530-0-021-0003; 350530-0-021-0001
Grantor	Mischke, David and Kathy
Grantee	Landed Gentry Development, Inc.

GRANT OF EASEMENT

THE GRANTORS, DAVID MISCHKE and KATHY MISCHKE, husband and wife,

for the purpose of providing an easement as part of the agreement for the purchase of the grantors' property described below, and for no monetary consideration,

convey and grant to **GRANTEE**, COMMONWEALTH LIMITED PARTNERSHIP I, a Washington limited partnership, an easement for sanitary sewer line, as described and set forth below.

Grantors are owners of property fully described on EXHIBIT A, which is attached hereto and by this reference incorporated herein, hereafter described as "Grantor's property," and being the servient, or burdened property.

Grantee is owner of property fully described on EXHIBIT B, which is attached hereto and by this reference incorporated herein, hereafter described as "Grantee's property," and being the dominant, or benefited property.

EASEMENT GRANT. Grantors hereby grant to Grantee an easement over, under and through the East Sixteen Feet (16 feet) of Grantor's property described on EXHIBIT A, for installation, maintenance and replacement of a sanitary sewer line or lines for the benefit of the Grantee's property described on EXHIBIT B and/or for the benefit of such other property as the Grantee shall designate.

RESERVATION OF RIGHTS. The Grantors may use the easement area for any purpose that is not inconsistent with the use, maintenance, and repair of a sanitary sewer line or

lines. The Grantors agree that no digging, tunneling or other activity will be conducted within the easement area that would disturb or damage a buried sanitary sewer line.

RESTORATION OF EASEMENT AREA. Grantee agrees that, following any digging or other activities in connection with the installation, maintenance or replacement of a sanitary sewer line within the easement area, grantee will restore the area to a like condition as existed prior to grantee's actions. Grantee further agrees not to dig or tunnel within five (5) feet of the house foundation on grantor's property.

RIGHT TO ASSIGN/EXTEND EASEMENT. Grantee shall have the right to assign or grant the right to use the easement to other parties for any or all of the same purposes for which the easement was granted to Grantee and shall also have the right to extend the easement to benefit other properties, in addition to Grantee's property described on EXHIBIT B.

RIGHT TO DEDICATE EASEMENT. Grantee shall have the right to dedicate the easement to the public and at such time the easement shall become a public easement for sanitary sewer.

COVENANTS TO RUN WITH LAND. The covenants herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof.

Dated Aug 4, 19 99

David Mischke
David Mischke

Kathy Mischke
Kathy Mischke

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 05 1999

Amount Paid \$
Skagit County Treasurer
Deputy

By [Signature]

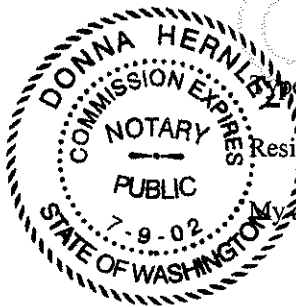


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STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DAVID MISCHKE and KATHY MISCHKE is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated August 4, 19 99



Typed/printed notary name

Donna Hernley

Residing at

Anacortes

My appointment expires

7-9-02



199908050114

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8/5/1999 Page 3 of 5 2:52:26PM

**EXHIBIT A
GRANTOR'S PROPERTY**

Lot 16, EXCEPT the West 36.57 feet thereof, Block 77, FIRST
ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY,
WASHINGTON, according to the plat thereof recorded in Volume 3 of
Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Graves Street which has
reverted thereto by operation of law.

Situate in Skagit County, Washington.



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8/5/1999 Page 4 of 5 2:52:26PM

**EXHIBIT B
GRANTEE'S PROPERTY**

Parcel 1

The West one acre, EXCEPT road, of the following described tract:

That portion of the Northeast Quarter of Government Lot 2, Section 30, Township 35 North, Range 5 East of the Willamette Meridian, lying East of the East line of Fairhaven Street extended North from the PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T., according to the plat thereof recorded in Volume 1 of Plats, page 18, EXCEPT the West 166 feet thereof, AND EXCEPT the West two acres of the remainder of said tract heretofore conveyed to Adrian Sill by deed recorded under Auditor's File No. 451475, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel 2

The West two acres of the following described tract:

That portion of the Northeast Quarter of Government Lot 2, Section 30, Township 35 North, Range 5 East of the Willamette Meridian, lying East of the East line of Fairhaven Street extended North from the PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T., according to the plat thereof recorded in Volume 1 of Plats, page 18, EXCEPT the West 166 feet thereof.

Situate in Skagit County, Washington.



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8/5/1999 Page 5 of 5 2:52:26PM