


Joyce Ekblad

AFTER RECORDING MAIL TO:

JACOB COHEN
Post Office Box 889
Oak Harbor, WA 98277


199908190118
Kathy Hill, Skagit County Auditor
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Document Title(s):

1. EASEMENT FOR VIEW PROTECTION AND RESTRICTIVE COVENANT.

Reference No. of Documents assigned or released:

N/A

Grantor(s): (Last name first, then first and initial)

1. EKBLAD, Joyce Ann

Grantee(s): (Last name first, then first and initial)

1. EKBLAD, Joyce Ann
2. The General Public

Abbreviated Legal Description as follows:

- A. Portion of W1/2 of NE1/4 of SW1/4 of Sec. 27, Tsp. 34 N., Range 2, E.W.M.
- B. Portion of Gov. Lot 4, and portion of W1/2 of NE1/4 of SW1/4 Sec. 27, Tsp. 34 N., Range 2 E.W.M. and Lots 49 and 55, Plat of Snee-oosh, Volume 4 of Plats, page 50
- C. Portion of W1/2 of NE1/4 of SW1/4 and Portion of Gov. Lot 4, Sec 27, Tsp. 34 N., Range 2 E.W.M. and Lots 55 and 56, Plat of Snee-oosh, Skagit County, Vol 4, page 50.

[X] Complete legal on Exhibits A, B and C to easement.

Assessor's Property Tax Parcel/Account Number(s):

P20771, P20772, P20758, P69672, P69674

EASEMENT FOR VIEW PROTECTION AND RESTRICTIVE COVENANT

COMES NOW JOYCE ANN EKBLAD, a single woman, and hereby dedicates the following easement and restrictive covenant to **JOYCE ANN EKBLAD** with regard to the real properties described herein as Parcels A, B and C for and in consideration of good and valuable consideration as follows:

1. Parcels A, B and C are situated in the County of Skagit, State of Washington, and are described in the legal descriptions attached hereto and incorporated herein by reference as if fully set forth herein. The owners of Parcels A and/or B, their agents and/or assigns, are hereby granted an easement upon Parcel C for ingress and egress, over, and across the said Parcel C for the purposes of enforcing this restrictive covenant and easement.

2. No vegetation, trees, bushes or other natural growth shall exceed five (5) feet in height within ten (10) feet of the easterly boundary line of Parcel C, and any vegetation, trees, bushes or other natural growth which is rooted/growing outside of the said ten-foot area, but which extends into the said ten-foot area, shall not grow to nor exceed the height of five feet within said ten-foot area. The purpose of this restrictive covenant is to preserve the view on Parcels A and B across Parcel C. The owner of Parcel C shall keep the aforesaid vegetation trimmed to remain at a height under five (5) feet and/or not extending into the said ten-foot area at a height of more than five feet. In the event the owner of Parcel C will not trim any vegetation which violates this restrictive covenants within seven (7) days of written request to do so by the owner of Parcels A and/or B, the owners or Parcels A and/or B, or their agents, heirs or assigns, may enter upon Parcel C and trim the said vegetation so that it does not exceed five (5) feet in height within ten (10) feet of the easterly boundary line of Parcel C and/or does not extend into the said ten-foot area at a height of more than five feet from the surface of the earth.

The above described easement and restrictive covenant is appurtenant to and for the benefit of Parcels A and/or B and is a burden upon Parcel C, and the easement and restrictive covenant described herein is a covenant running with the land and shall be binding upon the heirs, successors and assigns of the owners of Parcels A, B and C.

In the event of litigation between the parties to enforce this easement and/or restrictive covenant, the prevailing party in any said litigation shall be awarded reasonable attorney's fees and court costs against the losing party.

DATED this 19 day of August, 1999.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 19 1999

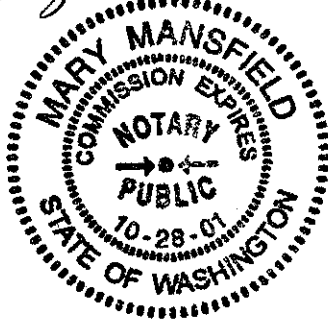
Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

Joyce Ann Ekblad
JOYCE ANN EKBLAD

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this day personally appeared before me **JOYCE ANN EKBLAD** 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 19th day of August, 1999.



Mary Mansfield
NOTARY PUBLIC in and for the state of
Washington, residing at Armona
My commission expires; 10-28-01

EASEMENT AND RESTRICTIVE
COVENANT - 2



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PARCEL A

That portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 27, Township 34 North, Range 2 East, W.M. described as follows:

Commencing at the Southeast corner of said West Half; thence North $87^{\circ}13'25''$ West, along the South line of said West Half, a distance of 145.00 feet to the True Point of Beginning; thence North $12^{\circ}20'35''$ East, 135.90 feet; thence North $49^{\circ}44'25''$ West, 66.05 feet; thence South $50^{\circ}15'35''$ West, 75.32 feet; thence South $20^{\circ}50'31''$ West, 57.25 feet; thence South $34^{\circ}30'54''$ West, 44.60 feet; thence South $68^{\circ}48'37''$ East, 97.99 feet to the South line of said West Half; thence South $87^{\circ}13'25''$ East, along said South line 33.58 feet to the TRUE POINT OF BEGINNING.

Situate in Skagit County, Washington.



PARCEL B

That portion of Government Lot 4, and that portion of the West Half of the Northeast Quarter of the Southwest Quarter, all in Section 27, Township 34 North, Range 2 East, W.M., together with that portion of Lots 49 and 55, in the Plat of Snee-oosh, as recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of the West Half of the Northeast Quarter of the Southwest Quarter, of said Section 27; thence North $87^{\circ}13'25''$ West, along the South line thereof, a distance of 178.58 feet to a point on the North line of Government Lot 4 that is 36 feet Easterly of a point of intersection with the Northerly projection of the lot line between Lots 49 and 55 and the True Point of Beginning; thence North $68^{\circ}48'37''$ West, 97.99 feet; thence South $34^{\circ}30'54''$ West, 15.00 feet; thence South $20^{\circ}24'35''$ West 111.66 feet; thence South $77^{\circ}19'59''$ West, 37.59 feet to the Easterly right-of-way line of Chilberg Avenue, as shown on said Plat of Snee-oosh; thence South $34^{\circ}30'34''$ East, along said right-of-way, a distance of 3.14 feet to the Southwest corner of said Lot 55; thence South $85^{\circ}11'34''$ East 129.36 feet to the Southeast corner of said Lot 55; thence South $85^{\circ}11'34''$ East, along the South line of Lot 49, a distance of 25.00 feet; thence North $10^{\circ}41'01''$ East, 107.22 feet to the TRUE POINT OF BEGINNING.

Situate in Skagit County, Washington.



PARCEL C

That portion of the West Half of the Northeast Quarter of the Southwest Quarter, and that portion of Government Lot 4, all in Section 27, Township 34 North, Range 2 East, W.M., together with that portion of Lots 55 and 56 in the Plat of Snee-oosh, Skagit County, Washington, as per Plat recorded in Volume 4 of Plats, page 50, described as follows:

Commencing at the Southeast corner of the West Half of the Northeast Quarter of the Southwest Quarter of said Section 27; thence North $87^{\circ}13'25''$ West, along the South line thereof, 145.00 feet; thence North $12^{\circ}20'35''$ East, 135.90 feet; thence North $49^{\circ}44'25''$ West, 66.05 feet; thence South $50^{\circ}15'35''$ West, 75.32 feet to the TRUE POINT OF BEGINNING; thence continue South $50^{\circ}15'35''$ West, 60.03 feet; thence North $87^{\circ}13'25''$ West, 81.60 feet; thence South $30^{\circ}20'05''$ West, 92.03 feet to the North line of said Lot 56; thence South $85^{\circ}11'34''$ East, along said line, 0.92 feet to a point which lies 79 feet East of the Northwest corner of said Lot 56; thence South $32^{\circ}04'56''$ West, 40.69 feet to the Northeasterly right-of-way line of Chilberg Avenue, as shown on said Plat of Snee-oosh; thence South $54^{\circ}15'34''$ East, along said right-of-way 46.25 feet; thence South $34^{\circ}30'34''$ East, along said right-of-way 48.64 feet to a point which lies Northwesterly a distance of 3.14 feet from the Southwest corner of said Lot 55; thence North $77^{\circ}19'59''$ East, 37.59 feet; thence North $20^{\circ}24'35''$ East, 111.66 feet; thence North $34^{\circ}30'54''$ East, 59.60 feet; thence North $20^{\circ}50'31''$ East, 57.25 feet to the TRUE POINT OF BEGINNING.

Situate in Skagit County, Washington.