

Recorded at Request of:
Jack R. Wallace
P.O. Box 372
Burlington, WA 98233



199908240091

Kathy Hill, Skagit County Auditor
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GAS LINE EASEMENT

Grantor(s): G & D Wallace, Inc.
Grantee(s): Cascade Natural Gas
Abbreviated Legal Description: Ptn of NW 1/4 of Sctn 30, Twnshp
35 N, R 4 E.W.M.
Additional legal description on page 5 of document.
Assessor's Tax Parcel Number(s): 350430-0-013-0004

G & D WALLACE, INC., a Washington corporation ("Wallace" or "Grantor"), hereby grants to CASCADE NATURAL GAS, a Washington corporation ("Cascade" or "Grantee"), an easement for a gas line to service Grantor's property according to the terms and conditions provided herein.

1. **Grant of Easement.** Wallace grants to Cascade a 10-foot wide, non-exclusive, easement for access to the gas line serving the Wallace building located at 10412 Chuckanut Drive, Burlington, WA, for the purpose of inspecting, repairing, replacing, and maintaining the gas line for so long as Wallace's buildings are served by Cascade Natural Gas. The easement shall be located along the south 10 feet of the Wallace property from Grantee's gas main along the west side of Chuckanut Drive to the gas meter on the Southwest corner of the warehouse building, as shown on the sketch attached as Exhibit "A," and as legally described on Exhibit "B," said exhibits attached hereto and by this reference incorporated herein.

2. **Successors and Assigns.** The benefits, burdens, and covenants of the easement granted herein shall be deemed to run with the land.

3. **Excise Tax.** This is not a conveyance of the real estate included with this easement, but is a grant solely of an easement as described within. No monetary consideration shall be paid for this easement. Accordingly, no excise tax is or shall be due.

DATED the day and year first above written.

GRANTOR:

G & D WALLACE, INC.

By: *Norm Wallace*
Norm Wallace, Vice-President

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Norm Wallace is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice-President of G & D WALLACE, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: August 20th, 1999.

Barbara A. Schildt
NOTARY PUBLIC
BARBARA A. SCHILDT
(Print or Type Name of Notary)
My Appointment Expires 2/19/2000

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 24 1999

Amount Paid \$ 0
Skagit Co. Treasurer
By *SP* Deputy

Gas Line Easement 2
bas\g&d\gasline.ease



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EXHIBIT "B"

Legal Description

The easement shall be located along the South 10 feet of the following described property; from Chuckanut Drive to the gas meter on the Southwest corner of the warehouse building:

That portion of the Northwest 1/4 of Section 30, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the West 1/4 corner of said Section 30; thence South 88 degrees 51'18" East along the South line of said subdivision a distance of 1,429.38 feet to the Southwest corner of that certain tract of land conveyed to Dale and Ella Mae Martinson in Warranty Deed filed under Auditor's File Number 673947 records of Skagit County, Washington; thence continued South 88 degrees 51'18" East a distance of 57.07 feet; thence North 4 degrees 35'29" East a distance of 189.13 feet to a point on the North line of said Martinson tract being the TRUE POINT OF BEGINNING; thence continue North 4 degrees 35'29" East a distance of 91.84 feet to a point which is 25.00 feet Southeasterly, as measured at right angles, from the Southeasterly line of that certain tract of land described as Parcel "B" in Quit Claim Deed to G & D Wallace Inc., filed under Auditor's File No. 734906; thence North 78 degrees 43'27" East parallel with and 25.00 feet, Southeasterly as measured at right angles, to said G & D Wallace Inc. tract a distance of 147.49 feet; thence North 47 degrees 13'27" East a distance of 81.98 feet; thence North 75 degrees 30'00" East a distance of 73.18 feet to the Westerly line of that certain 100 foot right-of-way as conveyed to Puget Sound Power and Light Company by Deed recorded September 6, 1945 under Auditor's File Number 382994; thence South 42 degrees 45'19" East along the Westerly line of said Puget Sound Power and Light Company right-of-way a distance of 277.58 feet to the North line of the Martinson Tract as conveyed under Auditor's File No. 673947; thence North 88 degrees 51'18" West along the North line of said Martinson tract a distance of 471.55 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



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