



199909140072

Kathy Hill, Skagit County Auditor

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090628
LAND TITLE COMPANY OF SKAGIT COUNTY

Parcel No.: 3972-000-099-0406

Legal Desc.: Pln Tr. "E", Rancho San Juan del Mar Sub. 1

EASEMENT

THE GRANTORS, Stanley H. Durst and Yvonne B. Durst, husband and wife, owners of the property described on Exhibit "A" attached hereto, for and in consideration of exchanging of Easement rights and no other consideration, convey to Terrance J. Burke and Theresa A. Burke, husband and wife, their heirs, successors and assigns in ownership to the property described on Exhibit "B" attached hereto, a non-exclusive easement for view purposes over, under and across the following described tract:

As attached hereto as Exhibit "C".

It is agreed that no vegetation whose mature height would exceed 20 feet shall be planted, nor shall any existing vegetation be allowed to exceed 20 feet in height, nor shall any structure whatsoever be built within the easement area without the expressed written consent of the Grantee herein. The initial cost of clearing, and subsequent required maintenance of the easement area, will be born equally between the parties hereto and their respective heirs, successors and assigns in ownership to their respective properties.

This Easement Agreement is executed the 2nd day of September, 1999.

Stanley H. Durst

Yvonne B. Durst



SKAGIT COUNTY WASHINGTON
SEP 14 1999
Amount Paid \$
By Skagit Co. Treasurer
Deputy

Notary Public in and for the State
of Washington, residing at
Kenmore, Washington
My appointment expires 07-06-2000



I hereby certify that I know or have satisfactory evidence that Stanley H. Durst and Yvonne B. Durst are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this and day of September, 1999.

STATE OF WASHINGTON
County of King
SS }

Exhibit "A"

That portion of Tract "E", "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the most Northerly corner of said Tract "E"; thence South 18°46' East along the Westerly line of the county road, a distance of 220.83 feet and the TRUE POINT OF BEGINNING of this description; thence continue South 18°46' East a distance of 106.14 feet; thence South 88°27' West a distance of 201.12 feet to the Easterly line of a 60 foot wide county road; thence North 11°55'30" West, along said road, a distance of 105.44 feet; thence North 88°27' East, a distance of 188.76 feet, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



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Exhibit "B"

That portion of Tract "E", "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the most Northerly corner of said Tract "E";
thence South $18^{\circ}46'$ East along the Westerly line of the county road, a distance of 326.97 feet and the true point of beginning of this description;
thence South $88^{\circ}27'$ West 95 feet;
thence South $8^{\circ}33'$ West 120 feet;
thence Southeasterly to a point on the West line of the county road that is South $18^{\circ}46'$ East 175 feet from the true point of beginning;
thence North $18^{\circ}46'$ West along the West line of the county road 175 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit "C"

All that portion of the property described in Exhibit "A" attached hereto which lies Westerly of a line drawn along the Westerly side of the presently existing cabin located upon the property described in Exhibit "A" attached hereto, and the Northerly and Southerly extensions thereof.



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