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Kathy Hill, Skagit County Auditor  
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AFTER RECORDING RETURN TO:

Commonwealth Limited Partnership

504 East Fairhaven Avenue

Burlington, WA 98233

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax

JAN 07 2000

Amount Paid \$  
Skagit Co. Treasurer  
By *GW* Deputy

Abbrev. Leg.	Lot 2, Short Plat No. BURL-2-95, Vol. 11 Short Plats, pages 210-211 Lots 3 and 4, Short Plat No. BURL-3-95, Vol. 11 Short Plats, pages 212-213 Pts of Lots 11, 12, and 13, Block 35, FIRST ADDITION TO BURLINGTON, Vol 3 of Plats, p. 11
Tax Acct. Nos.	4077-135-011-0200; 4077-135-013-0400; 4077-135-013-0500
Grantor	Commonwealth Limited Partnership
Grantee	Commonwealth Limited Partnership

### DECLARATION OF EASEMENT

The GRANTOR/DECLARANT, COMMONWEALTH LIMITED PARTNERSHIP I, a Washington limited partnership,

for the purpose of providing an easement for property to be acquired by the Grantor, and for no monetary consideration,

declares, creates, and conveys and grants to itself, COMMONWEALTH LIMITED PARTNERSHIP I, a Washington limited partnership, an easement for ingress, egress and utilities, as described and set forth below.

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

Declarant desires to create an easement across the declarant's property described on Exhibit A, attached hereto, for the purpose of providing access and utilities to other property or properties the declarant owns or may acquire that are adjacent to or nearby the property described on Exhibit A. It is the intention of the declarant that the declarant be able not only to use the easement for the purposes set forth below for property that it owns in its own name, but also to assign and convey to other persons or entities, including public or private utilities the right to use the easement for the purposes set forth below and to extend the easement to benefit other properties.

DECLARATION OF EASEMENT. The Declarant, COMMONWEALTH LIMITED PARTNERSHIP I, a Washington limited partnership, hereby declares an easement and grants to itself, an easement for ingress, egress and utilities over, under and through that portion of Declarant's property, as described in EXHIBIT A, that lies within the EASEMENT AREA, described on EXHIBIT B. The easement is for the benefit of such other property as the Declarant may designate to be benefitted by the easement, whether such property is now owned by the Declarant, acquired in the future by Declarant, or owned by other persons or entities.

RIGHT TO ASSIGN/EXTEND EASEMENT. The Declarant 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 created by the Declarant and shall also have the right to extend the easement to benefit other properties in addition to property owned now or in the future by the Declarant.

RIGHT TO DEDICATE EASEMENT. The Declarant shall have the right to dedicate the easement to the public and at such time the easement shall become a public easement for utilities and/or road.

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 Jan 6, 2000

Commonwealth Limited Partnership I, by:

  
\_\_\_\_\_  
Kendall Gentry, General Partner



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STATE OF WASHINGTON )

ss.

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that KENDALL GENTRY 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 General Partner of Commonwealth Limited Partnership I, a Washington limited partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 6<sup>th</sup> day of January, 2000.

Donna Hernley

Typed/Printed Notary Name

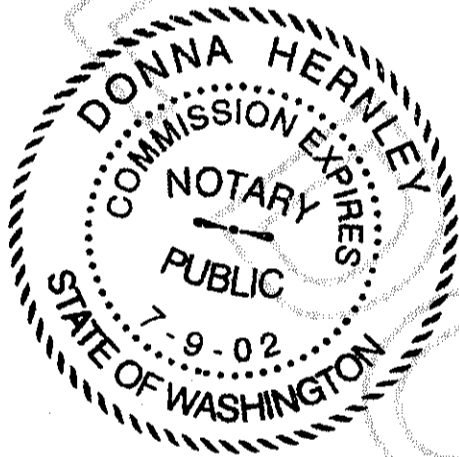
DONNA HERNLEY

Notary Public in and for the State of Washington, residing at

ANACORTES

My appointment expires

7-9-02



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**EXHIBIT A  
DECLARANT'S PROPERTY**

Lot 2, Burlington Short Plat No. BURL-2-95, approved May 31, 1995, and recorded May 31, 1995, as Auditor's File No. 9505310098, in Volume 11 of Short Plats, pages 210-211, records of Skagit County, Washington; being a portion of Lot 11, Block 135, FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington,

Situate in Skagit County, Washington.

Lots 3 and 4, Burlington Short Plat No. BURL-3-95, approved May 31, 1995, and recorded May 31, 1995, as Auditor's File No. 9505310099, in Volume 11 of Short Plats, pages 212-213, records of Skagit County, Washington; being a portion of Lot 11, Block 135, FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington,

Situate in Skagit County, Washington.



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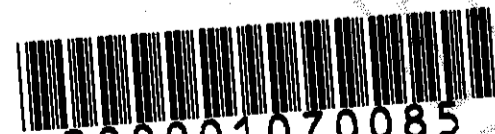
**EXHIBIT B  
EASEMENT AREA**

The East 15 feet of Lot 2, Burlington Short Plat No. BURL-2-95, approved May 31, 1995, and recorded May 31, 1995, as Auditor's File No. 9505310098, in Volume 11 of Short Plats, pages 210-211, records of Skagit County, Washington; being a portion of Lot 11, Block 135, FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington,

AND ALSO that portion of the following described property lying within the Declarant's property as described on the foregoing EXHIBIT A:

BEGINNING at the Southwest corner of said Lot 11, Block 135 of FIRST ADDITION TO BURLINGTON; thence South 89° 40' 57" East 119.81 feet along the South line of said Lot 11; thence South 65° 48' 48" East 54.62 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 25.00 feet, through a central angle of 66° 20' 37", an arc distance of 28.95 feet to a point of tangency; thence South 0° 31' 50" West 74.99 feet parallel with the East line of the West 1/2 of said Lots 12 and 13, Block 135 to the North line of the South 60.00 feet of said Lot 13, Block 135; thence South 89° 41' 42" East 30.00 feet along said North line; thence North 0° 31' 50" East 75.14 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 25.00 feet, through a central angle of 89° 47' 13", an arc distance of 39.18 feet to a point of tangency; thence South 89° 40' 57" East 50.27 feet, parallel with and 20.00 feet South of the North line of said Lot 12, Block 135; thence North 0° 33' 28" East 20.00 feet to the North line of said Lot 12, Block 135; thence continue North 0° 33' 28" East 15.00 feet; thence North 89° 40' 57" West 130.00 feet, parallel with and 15.00 feet North of the South line of said Lot 11, Block 135; thence North 65° 48' 48" West 37.07 feet, to a point 30.00 feet North, as measured perpendicular, of said South line of Lot 11, Block 135; thence North 89° 40' 57" West 126.04 feet to the West line of said Lot 11, Block 135 at a point bearing North 0° 33' 28" East from the POINT OF BEGINNING; thence South 0° 33' 28" West 30.00 feet to the POINT OF BEGINNING.

All situate in Skagit County, Washington.



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