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200002010068  
Kathy Hill, Skagit County Auditor  
2/1/2000 Page 1 of 7 2:58:53PM

**DOCUMENT TITLE:** QUIT CLAIM DEED (Easement)

**REFERENCE NUMBER OF RELATED DOCUMENT:**

**GRANTOR(S):** C&B PARTNERSHIP, a Washington General Partnership

**ADDITIONAL GRANTORS ON PAGE** 1 **OF DOCUMENT.**

**GRANTEE(S):** GRANDY GREEK GROCERY WATER SYSTEM ASSOCIATION, a Washington Corporation

**ADDITIONAL GRANTEES ON PAGE**      **OF DOCUMENT.**

**ABBREVIATED LEGAL DESCRIPTION:** East ½ of Section 10, Township 35 N, Range 7 E, W.M

**ADDITIONAL LEGAL DESCRIPTION ON PAGE**      **OF DOCUMENT**

**ASSESSOR'S TAX /PARCEL NUMBER(S):** 350710-0-002-0008 (P42339)

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**QUIT CLAIM DEED  
(EASEMENT)**

THE GRANTORS, LAWRENCE E. BATES and LESLIE D. BATES, husband and wife, and ROBERT K. COBBAN and SHERYL S. COBBAN, husband and wife, doing business as C&B PARTNERSHIP, a Washington General Partnership, with no consideration, convey and quit claim to GRANTEE, GRANDY GREEK GROCERY WATER SYSTEM ASSOCIATION, a nonprofit corporation, a twenty-two (22) foot wide easement for the operation and maintenance of a well and water distribution system over, under, across and through the East half of Section 10, Township 35 North, Range 7 East, W.M. said easement being 12 feet to the left and 10 feet to the right of a line hereinafter described as "Line I" (see attached Exhibit A).

The within and foregoing easement shall be appurtenant to and run with the real property described on Exhibit B, which exhibit is attached hereto and by this reference made a part hereof as though fully set forth, and shall run with the land and be binding on and inure to the benefit of the heirs, successors and assigns of said real property. It is contemplated that a portion of said property will be subdivided into four individual lots which will subsequently benefit from this easement; Tract C of short plat number 35-79 approved on April 30, 1979, recorded, May 1, 1979 in Volume 3 of short plats, page 106, under auditor's file number 7905010039, Skagit County, Washington, shall also benefit from this declaration of easement.

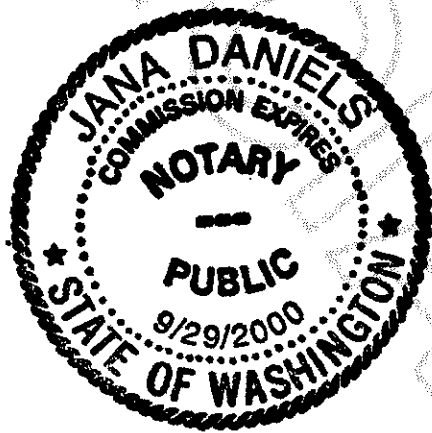
Both of the above described parcels of real estate shall be bound by the Articles of Incorporation and Bylaws of the GRANDY CREEK GROCERY WATER SYSTEM ASSOCIATION, a Washington nonprofit corporation, as will the heirs, successors, assigns and subsequent purchasers of said real estate. The easement granted herein shall benefit and run with the above two described parcels of real estate.



STATE OF WASHINGTON )  
: SS  
COUNTY OF SKAGIT )

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ROBERT K. COBBAN and SHERYL S. COBBAN, husband and wife, to me known to be partners of C&B PARTNERSHIP that executed the foregoing instrument, and acknowledged the said instrument to be free and voluntary act and deed of said living trust, for the uses and purposes therein mentioned, and on oath stated that ROBERT K. COBBAN and SHERYL S. COBBAN are authorized to execute the said instrument.

GIVEN under my hand and official seal this 5<sup>th</sup> day of January, 2000.



Jana Daniels  
Notary Public in and for the State of Washington.  
residing at Sedro Woolley.  
My commission expires: 9-29-00.



200002010068

Kathy Hill, Skagit County Auditor

2/1/2000 Page 3 of 7 2:58:53PM

# EXHIBIT "A"

## EASEMENT DESCRIPTION FOR C & B PARTNERSHIP OF EASEMENTS FOR WELL PROTECTION ZONE AND WATER LINES

December 29, 1999

A twenty-two (22) foot wide easement for the operation and maintenance of a well and a water distribution system over, under and through the east half of Section 10, Township 35 North, Range 7 East, W.M. Said easement being 12 feet to the left and 10 feet to the right of a line hereinafter described as "Line I".

TOGETHER WITH a fifteen (15) foot wide easement for the operation and maintenance of a water distribution system over, under, and through the east half of said Section 10, being 7.5 feet on each side of the centerline hereinafter described as "Line II", excepting from this 15 foot easement any portion thereof lying within the cabin adjacent to the last course of "LINE II".

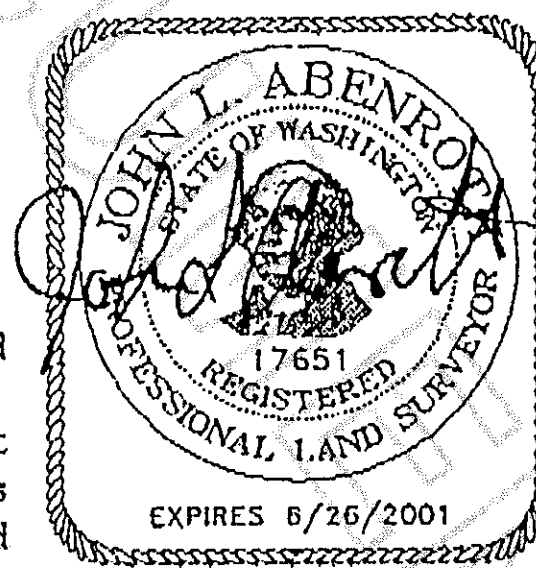
TOGETHER WITH a fifteen (15) foot wide easement for the operation and maintenance of a water distribution system over, under, and through the east half of said Section 10, being 7.5 feet on each side of the centerline hereinafter described as "Line III".

TOGETHER WITH a fifteen (15) foot wide easement for the operation and maintenance of a water distribution system over, under, and through the east half of said Section 10, being 7.5 feet on each side of the centerline hereinafter described as "Line IV".

TOGETHER WITH a fifteen (15) foot wide easement for the operation and maintenance of a water distribution system over, under, and through the east half of said Section 10, being 7.5 feet on each side of the centerline hereinafter described as "Line V".

TOGETHER WITH a fifteen (15) foot wide easement for the operation and maintenance of a water distribution system over, under, and through the east half of said Section 10, being 7.5 feet on each side of the centerline hereinafter described as "Line VI".

TOGETHER WITH a fifteen (15) foot wide easement for the operation and maintenance of water lines over, under, and through the east half of said



Section 10, being 7.5 feet on each side of the centerline hereinafter described as "Line VII".

TOGETHER WITH a fifteen (15) foot wide easement for the operation and maintenance of a water distribution system over, under, and through the east half of said Section 10, being 7.5 feet on each side of the centerline hereinafter described as "Line VIII".

TOGETHER WITH an easement for the protection of an existing well over a two hundred (200) foot diameter circle, the center of which is the existing well called out in the hereinafter described in "LINE I".

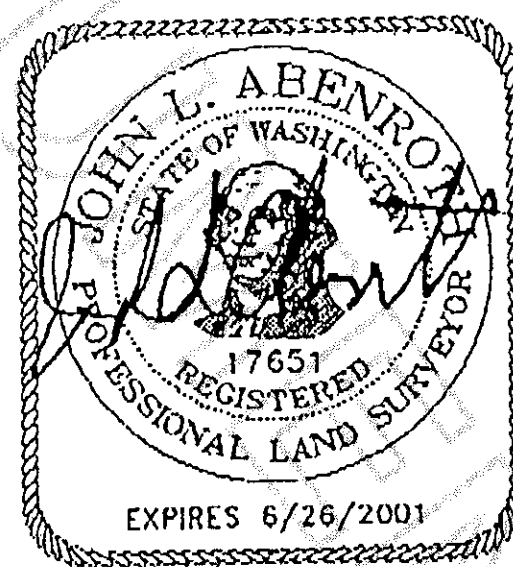
TOGETHER WITH an easement for the protection of a future well over a two hundred (200) foot diameter circle, the center of which is the proposed well called out in the hereinafter described in "LINE VIII".

"Line I" is described as commencing at the southeast corner of the northeast quarter of the southeast quarter of said Section 10; thence N89°19'38"W along the south line of said northeast quarter of the southeast quarter, a distance of 367.58 feet; thence N00°40'22"E at right angles to said south line, a distance of 139.34 feet to the initial point of this line description; thence S28°13'20"E, a distance of 10.00 feet to an existing well, thence continuing S28°13'20"E, a distance of 32.28 feet to point "A" and the terminal point of "Line I".

"Line II" is described as beginning at the terminal point of "Line I" above; thence S28°13'20"E, a distance of 8.79 feet to point "B"; thence S28°13'20"E, a distance of 14.64 feet; thence S53°06'22"E, a distance of 29.12 feet; thence S80°25'50"E, a distance of 26.10 feet; thence N86°14'05"E, a distance of 71.12 feet to point "C"; thence N86°14'05"E, a distance of 13.53 feet to point "D"; thence N86°14'05"E, a distance of 26.68 feet; thence N59°42'08"E, a distance of 76.32 feet to point "E"; thence N59°42'08"E, a distance of 6.34 feet; thence N87°37'10"E, a distance of 47.40 feet; thence N52°41'30"E, a distance of 19.47 feet; thence N00°41'24"W, a distance of 23.28 feet; thence N89°59'14"W, a distance of 21.47 feet to the terminal point of "LINE II".

"LINE III" is described as beginning at point "A" in "LINE I" above; thence N56°24'48"E, a distance of 7.65 feet; thence N33°35'31"E, a

Page 2 of 3



200002010068

Kathy Hill, Skagit County Auditor

2/1/2000 Page 5 of 7 2:58:53PM

distance of 20.47 feet; thence N48°21'05"E, a distance of 55.90 feet to the exterior wall of an existing store building and the terminal point of "LINE III".

"LINE IV" is described as beginning at point "B" in "LINE II" above; thence S62°19'12"W, a distance of 25.04 feet to point "F"; thence N27°27'16"W, a distance of 39.82 feet; thence S77°59'46"W, a distance of 24.03 feet; thence N88°35'11"W, a distance of 31.93 feet; thence S51°10'39"W, a distance of 46.85 feet to the terminal point "LINE IV".

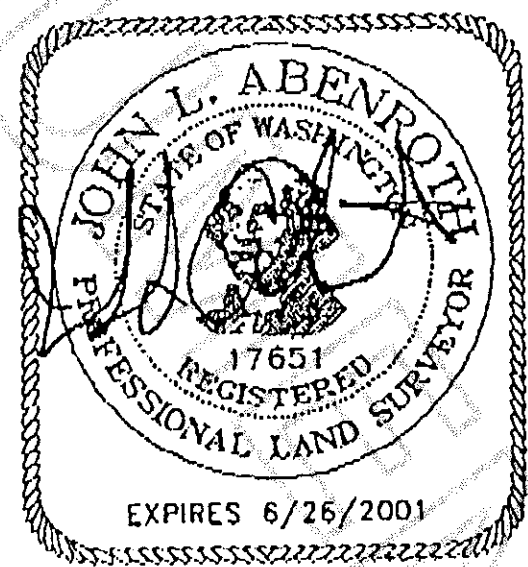
"LINE V" is described as beginning at point "C" in "LINE II" above; thence N11°11'27"W, a distance of 39.29 feet; thence N17°09'33"E, a distance of 47.61 feet; thence N4°41'03"W, a distance of 73.81 feet to the west line of Tract C of Short Plat No. 35-79 as recorded in Volume 3 of Short Plats at page 106 records of Skagit County, Washington; thence continuing N4°41'03"W, a distance of 21.19 feet to the terminal point of "LINE V".

"LINE VI" is described as beginning at point "D" in "LINE II" above; thence S5°05'23"E, a distance of 21.61 feet; thence S26°16'39"E, a distance of 141.77 feet to the west exterior wall of an existing house and the terminal point of "LINE VI".

"LINE VII" is described as beginning at point "E" in "LINE II" above; thence S1°59'10"E, a distance of 53.73 feet; thence N86°57'13"E, a distance of 7.50 feet to the west exterior wall of an existing house and the terminal point of "LINE VII".

"LINE VIII" is described as beginning at point "F" in "Line IV" above; thence S27°27'16"E, a distance of 23.28 feet; thence S10°35'50"W, a distance of 221.73 feet to a point that is 7.50 feet north of the north line of the south 70 rods of the southeast quarter of the southeast quarter of Section 10, Township 35 North, Range 7 East, W.M. when measured at right angles thereto; thence N89°23'28"W parallel with the north line of the south 70 rods of said Section 10, a distance of 606.32 feet; thence N00°36'32"E, a distance of 92.50 feet to the center of a proposed well site; thence continuing N00°36'32"E, a distance of 15.00 feet to the terminal point of "LINE VII".

Page 3 of 3



12/29/99



200002010068

## EXHIBIT "B"

The Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; EXCEPT the South 70 rods thereof; and that portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying south of the County Road; all in Section 10, Township 35 North, Range 7 East, W.M.

EXCEPT County Road right of way along the East line thereof, and ALSO EXCEPT that portion thereof conveyed to State of Washington for SSH No. 17-A (now State Highway No. 20) by deed dated November 2, 1949, and recorded January 5, 1950, under Auditor's File No. 440107.

AND ALSO EXCEPT that portion lying within the boundaries of Tract "C" of Short Plat No. 35-79, approved April 30, 1979, recorded May 1, 1979 in Volume 3 of Short Plats, page 106, under Auditor's File No. 7905010039.



200002010068

Kathy Hill, Skagit County Auditor

2/1/2000 Page 7 of 7 2:58:53PM