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200003010068
Kathy Hill, Skagit County Auditor
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Parcel No.: 340203-0-019-0004
Legal Desc.: Ptn SE¼ SE¼, 3-34-2

m12379
LAND TITLE COMPANY OF SKAGIT COUNTY

EASEMENT

THE GRANTOR, Padilla Heights, LLC, a Washington limited liability company, for and in consideration of Granting of Easement rights and no other consideration, convey and quit claim to Padilla Heights, LLC, a Washington limited liability company, its heirs, successors and assigns in ownership of the property described on Exhibit "B" attached hereto, a non-exclusive easement for drainage and utilities over, under and across the following described tract:

As attached hereto and by reference made a part hereof.

This Easement Agreement is executed the 27th day of February, 2000.

Michael V. Fohn
Padilla Heights, LLC
By: Michael V. Fohn
Its: Managing Member

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 1 2000

Amount Paid \$ 0
Skagit County Treasurer
By: [Signature] Deputy

STATE OF WASHINGTON }
County of Skagit } SS

I hereby certify that I know or have satisfactory evidence that Michael V. Fohn is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Managing Member of Padilla Heights, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 29th day of February, 2000.

Nancy Lee Cleave
NOTARY PUBLIC in and for the State
of Washington, residing at:
Mount Vernon
Nancy Lee Cleave
My appointment expires 9-1-02



LEGAL DESCRIPTION
FOR
PADILLA HEIGHTS, LLC
OF
DRAINAGE AND UTILITY EASEMENT

February 11, 2000

A non-exclusive easement for drainage and utilities over, under, and through the east 10.00 feet of the following described parcel:

Commencing at the southwest corner of the southeast quarter of the southeast quarter of Section 3, Township 34 North, Range 2 East, W.M.; thence N00°02'40"W along the west line of said subdivision, a distance of 1157.08 feet to the south line of the County road; thence S89°24'22"E along said south line, a distance of 304.00 feet to the point of beginning of this description; thence S00°02'40"E, a distance of 250.00 feet; thence S89°24'22"E, a distance of 120.00 feet; thence N00°02'40"W, a distance of 250.00 feet to the south line of the County road; thence N89°24'22"W along said south line, a distance of 120.00 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

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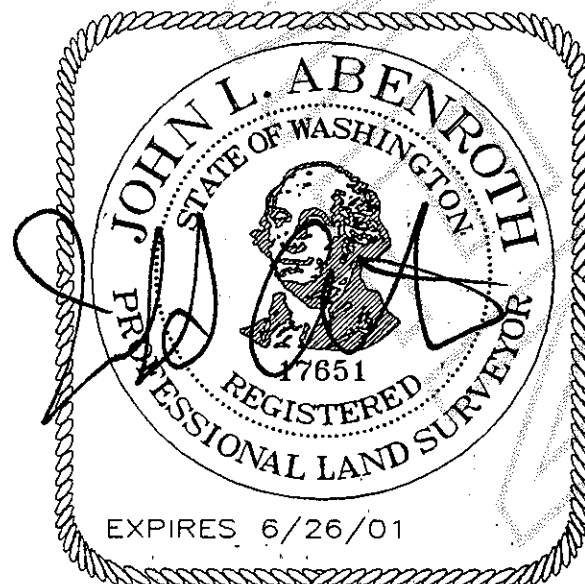


EXHIBIT B



BOUNDARY LINE ADJUSTMENT
LEGAL DESCRIPTION
FOR
PADILLA HEIGHTS, LLC
OF
ASSESSOR'S PARCEL No. P19787 AFTER BOUNDARY LINE ADJUSTMENT

January 27, 2000

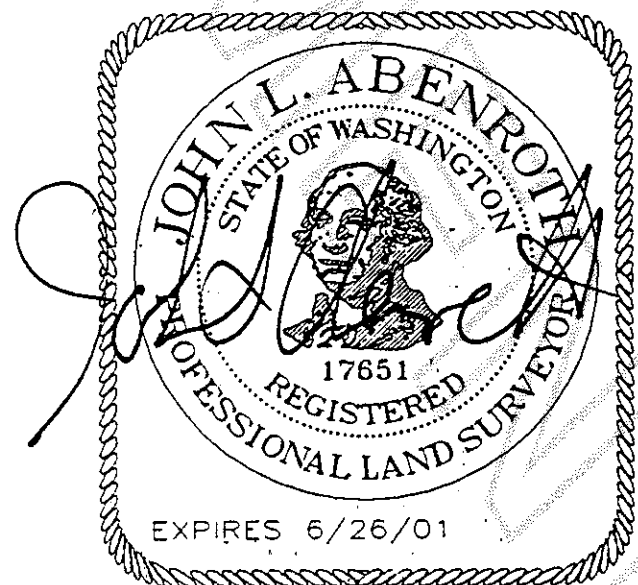
Beginning at a point on the west line of the southeast quarter of the southeast quarter of Section 3, Township 34 North, Range 2 East, W.M. which lies N00°02'40"W, a distance of 495.00 feet from the southwest corner thereof; thence N00°02'40"W along the said west line, a distance of 662.08 feet to the south line of the County road; thence S89°24'22"E along said south line, a distance of 304.00 feet; thence S00°02'40"E, a distance of 250.00 feet; thence S89°24'22"E, a distance of 120.00 feet; thence N00°02'40"W, a distance of 250.00 feet to the south line of the County road; thence S89°24'22"E along said south line, a distance of 30.00 feet to the northwest corner of the Parcel "Q" described in Quit Claim Deed to Mona Lisa Estates recorded under Auditor's File Number 9812140179; thence S00°02'40"E along the west line of said Parcel "Q" and the southerly extension thereof, a distance of 656.41 feet to the north line of the south 495 feet of said southeast quarter of the southeast quarter; thence S89°52'41"W along said north line, a distance of 453.97 feet to the point of beginning of this description.

Containing 6.18 acres.

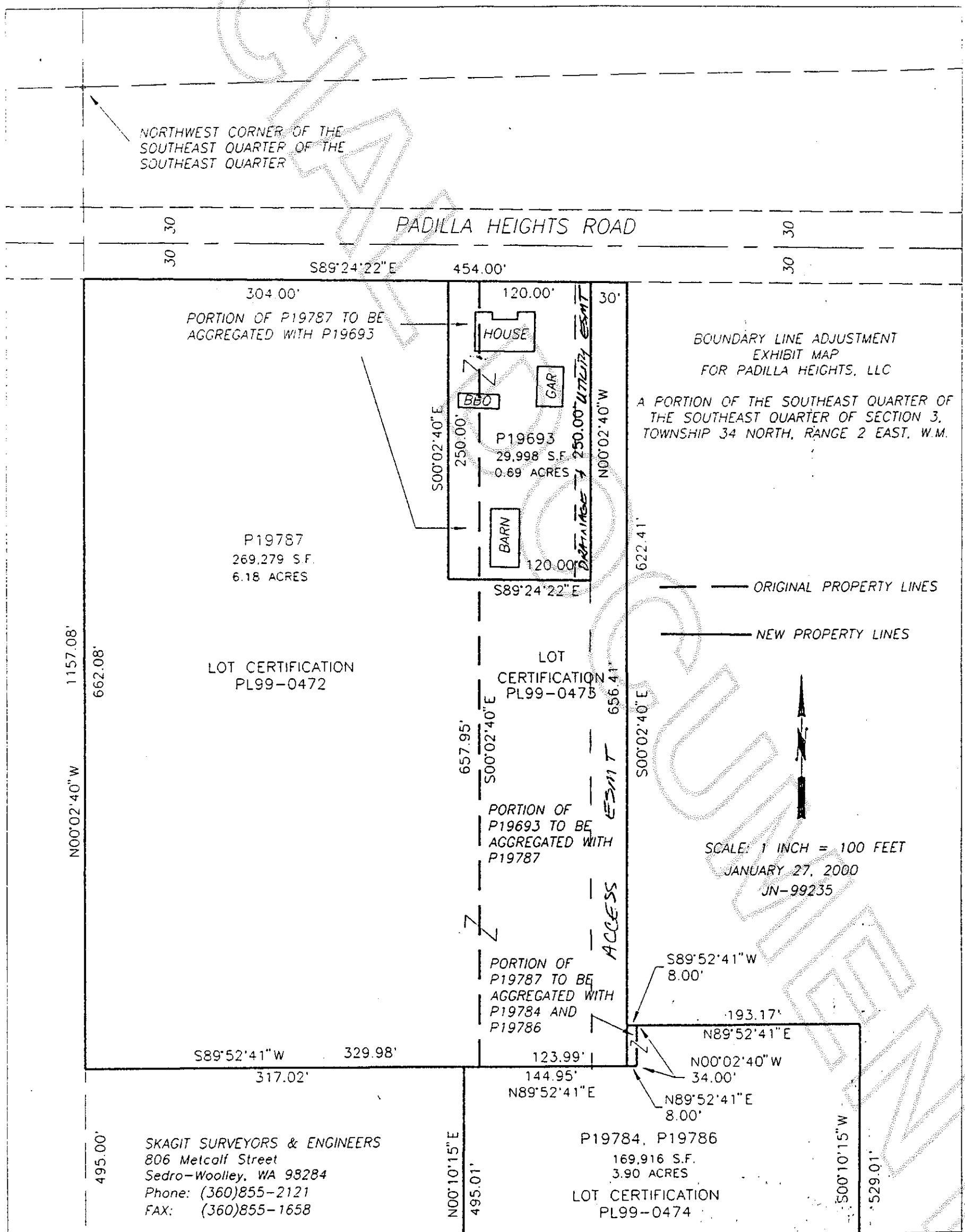
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