



200102080045

, Skagit County Auditor

2/8/2001 Page 1 of 5 11:25:41AM

Parcel No.: 350424-1-125-0007/P37510; 350424-0-127-0005/P37512
Legal Desc.: Ptn NE¼ NE¼, 24-35-4

LAND TITLE COMPANY OF SKAGIT COUNTY

EASEMENT

THE GRANTORS, John W. Ellis and Shannon Ellis, husband and wife, for and in consideration of Granting of Easement rights and no other consideration, convey to Bulson Road Holdings, LLC, a Washington limited liability company, their heirs, successors and assigns, as an appurtenance to the property described in Exhibit "B" attached hereto, a non-exclusive easement for ingress, egress 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 11th day of January, 2001.

John W. Ellis

Shannon Ellis

Skagit County Auditor

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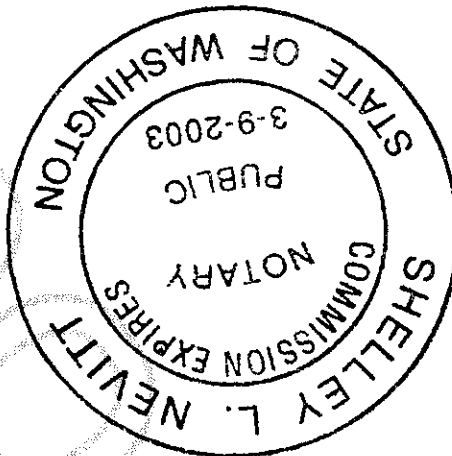
Amount Paid \$
By Skagit Co. Treasurer
Deputy

FEB 08 2001

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

My appointment expires 3-9-2003

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



Dated this 11th day of January, 2001.

I hereby certify that I know or have satisfactory evidence that John W. Ellis and Shannon Ellis are the persons who personally 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.

STATE OF WASHINGTON
County of Skagit
ss }

Exhibit "A"

A non-exclusive easement for ingress, egress and utilities over, under and across a 30 foot strip of land lying 15 feet on either side of the described centerline:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway 9 (Township Road), being 30.00 feet West of the centerline, 379 feet North of the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24;

thence South along the West right-of-way of said State Highway a distance of 15.00 feet to the TRUE POINT OF BEGINNING of this line description;

thence North 88°51'15" West, parallel to a line 379 feet North of the South line of said Northeast $\frac{1}{4}$, a distance of 221.37 feet;

thence South 44°42'45" West a distance of 100.84 feet;

thence on a curve to the left, having a radius of 65.00 feet which bears South 45°17'15" East, through a central angle of 44°42'45", an arc length of 50.72 feet;

thence South a distance of 224.88 feet to a line 20 feet North of the North right-of-way of State Route 20 and the TERMINUS of this line description.

EXCEPT any portion thereof which lies within the tract described on Exhibit "B" herein.

Situate in the County of Skagit, State of Washington



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, Skagit County Auditor

Exhibit "B"

That portion of the Northeast ¼ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West right of way line (40 feet from centerline) of Township Road with the North right of way line (75 feet from centerline) of Secondary State Highway No. 1-A; thence South 88°33'29" West, along the North line of said State Highway No. 1-A, a distance of 76.20 feet to a line 20 feet North of, as measured perpendicular to, the South line of the East one-third of the Northeast ¼ of the Northeast ¼ of said Section 24; thence North 88°51'15" West along said line 20 feet North of said southerly line and parallel with said southerly line, a distance of 188.90 feet to the true point of beginning;

thence North 00°00'00" East a distance of 152.02 feet;

thence South 88°51'15" East, parallel with said South line, a distance of 63.18 feet to a point that bears North 88°51'15" West and is 202.00 feet distant from the West line of said Township Road;

thence North 00°00'00" East, parallel with said Township Road, a distance of 207.06 feet to a line that is 379 feet North of, as measured perpendicular to, the South line of said Northeast ¼ of the Northeast ¼;

thence North 88°51'15" West parallel with said South line, a distance of 204.98 feet to the West line of said East one-third of the Northeast ¼ of the Northeast ¼;

thence South 00°17'16" East along said West line, a distance of 359.12 feet to a line that is parallel with and 20 feet North of, as measured perpendicular to, said South line of the East one-third of the Northeast ¼ of the Northeast ¼;

thence South 88°51'15" East along said parallel line, a distance of 140.00 feet to the true point of beginning. (Also known as Lot 2 of that Survey recorded July 12, 1991, under Auditor's File No. 9107120026, in Volume 11 of Surveys, pages 127 and 128, records of Skagit County, Washington).

Situate in the County of Skagit, State of Washington.



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DOUGLAS E. SCHWAB, P.E.
SURVEYOR



CIVIL ENGINEERING AND SURVEYING SOLUTIONS
160 CASCADE PLACE, SUITE 102
BURLINGTON, WASHINGTON 98233
PH: (360) 404-2020 FAX: (360) 404-2021

NORTHWEST DATUM & DESIGN

Access Easement
for
John Ellis

SCALE: 1" = 80'
DRAWN BY: pm
JOB NO. 00008
DATE: MAY, 2000

BALL STREET

