



200102080046

, Skagit County Auditor

2/8/2001 Page 1 of 6 11:26:15AM

Parcel No.: 350424-1-001-0100/P102431
Legal Desc.: Ptn NE¼ NE¼, 24-35-4 aka Ptn Tr. 2 Survey 9107120026

LAND TITLE COMPANY OF SKAGIT COUNTY

EASEMENT

THE GRANTOR, Bulson Road Holdings, LLC, a Washington limited liability company, for and in consideration of granting of Easement rights and no other consideration, convey to John W. Ellis and Shannon Ellis, husband and wife, their heirs, successors and assigns, as an appurtenance to the property described on Exhibit "B" attached hereto, a non-exclusive easement for installation, construction, repair, replacement and maintenance of a sign over, under and across the following described tract:

SKAGIT COUNTY WASHINGTON
Real Estate Division

FEB 08 2001 As attached hereto as Exhibit "A"

Amount Paid \$
Skagit Co. Treasurer
By Deputy

This Easement Agreement is executed the 11th day of January, 2001.

John W. Ellis
Managing Member
Bulson Road Holdings, LLC

William H. Lloyd
Managing Member
Bulson Road Holdings, LLC

Skagit County Auditor

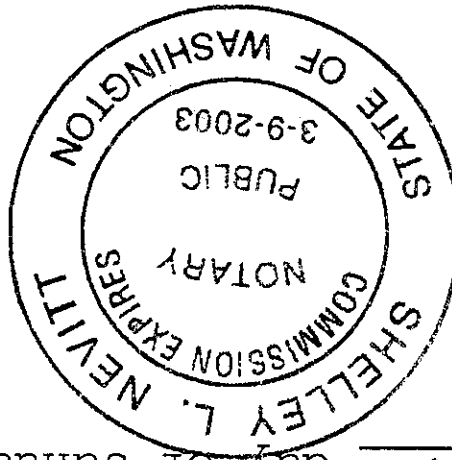
200102080046



My appointment expires 3-9-2003

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

Shelley L. Nevitt



Dated this 11th day of January, 2001.

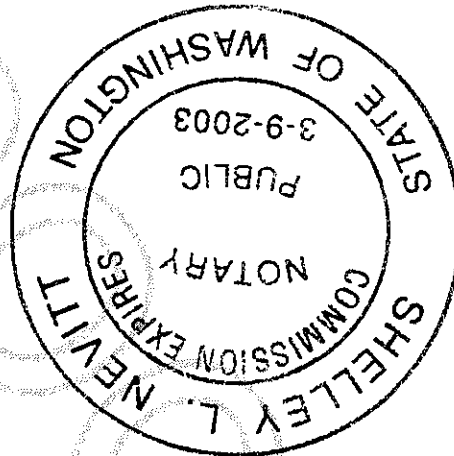
I hereby certify that I know or have satisfactory evidence that
William H. Lloyd is the person who personally appeared before me,
and said person acknowledged that he signed this instrument, on
oath stated that he was authorized to execute the instrument and
acknowledged it as the Managing Member of Bulson Road Holdings,
LLC, to be the free and voluntary act of such party for the uses
and purposes mentioned in this instrument.

STATE OF WASHINGTON }
County of Skagit }
ss

My appointment expires 3-9-2003

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

Shelley L. Nevitt



Dated this 11th day of January, 2001.

I hereby certify that I know or have satisfactory evidence that
John W. Ellis is the person who personally 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 the Managing Member of Bulson Road Holdings,
LLC, to be the free and voluntary act of such party for the uses
and purposes mentioned in this instrument.

STATE OF WASHINGTON }
County of Skagit }
ss

Exhibit "A"

A non-exclusive easement for the installation, construction, repair, replacement and maintenance of a sign over, under and across the East 10 feet of the South 10 feet of the following described property:

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.



200102080046

Skagit County Auditor

Exhibit "B"

Tract 1:

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.

Beginning at a point on the West line of the State Highway a distance of 379 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West 146.5 feet; thence South 120 feet; thence East 146.5 feet; thence North 120 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Tract 2:

The West 65.5 feet of the following described tract:

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 right of way a distance of 172 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

thence North a distance of 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington; thence West a distance of 146.5 feet to the Southwest corner of said Anderson Tract;

thence North a distance of 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right of way;

thence South parallel with the West line of State Highway right of way, a distance of 207 feet;

thence East a distance of 212 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

-continued-



200102080046

Skagit County Auditor

EXHIBIT "B" CONTINUED

Tract 3:

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 right of way 172 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington; thence West 146.5 feet to the Southwest corner of said Anderson Tract; thence North 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right of way; thence South parallel to the West line of said State Highway right of way a distance of 207 feet; thence East 212 feet to the point of beginning,

EXCEPT the West 65.5 feet thereof.

Situate in the County of Skagit, State of Washington.



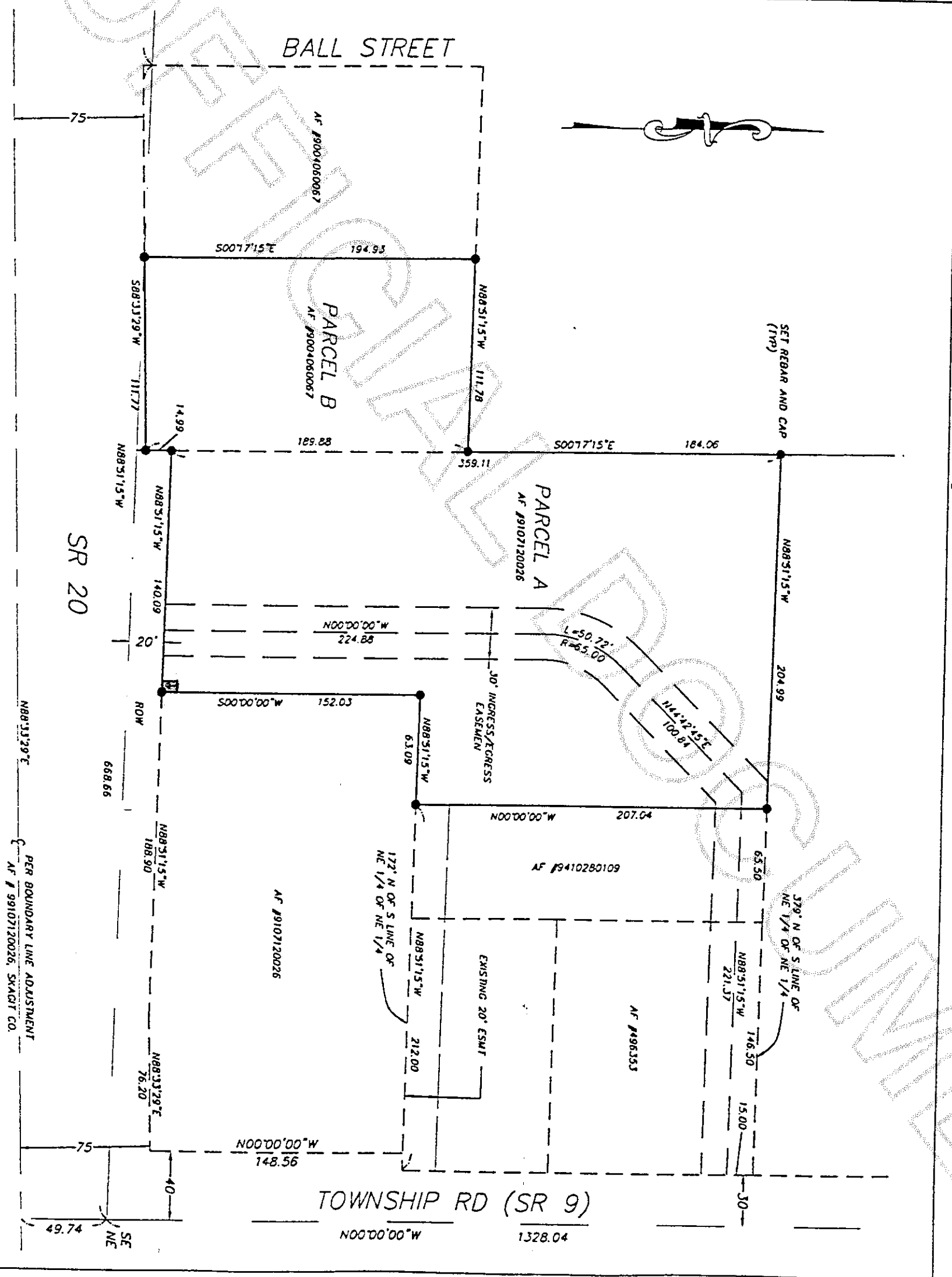
200102080046

, Skagit County Auditor



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

SHEET DESCRIPTION:
Access Easement
for
John Ellis
SCALE: 1" = 80'
DRAWN BY: pm
JOB NO. 00008
DATE: July 2000



PER BOUNDARY LINE ADJUSTMENT
AF # 99107120026, SKAGIT CO.