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Skagit County Auditor

2/28/2002 Page 1 of 5 9:42AM

AFTER RECORDING RETURN TO:

Northern Reign Development Company  
P.O. Box 1958  
Marysville, WA 98270

Grantor.	Northern Reign Development Company, LLC
Grantee.	Northern Reign Development Company, LLC Present and future owners of Lot 16 of Plat of JASMINE PLACE
Abbrev. Leg.	Ptn SW1/4 of the NW1/4 of the NW1/4 of Sec. 21, T34N, R4E, WM Lots 15 and 16, Plat of JASMINE PLACE
Tax Acct. Nos.	Ptn of 340421-2-024-0017/ P27145 and 340421-2-025-0008/ P27147

**DECLARATION OF EASEMENT  
AND  
RESTRICTIVE COVENANTS**

FEB 28 2002

*[Signature]*  
CA. of County Auditor

This Declaration of Easement and Restrictive Covenants is made by Northern Reign Development Company, LLC, a Washington limited liability company, as follows:

**RECITALS**

- A. Northern Reign Development Company, LLC, a Washington limited liability company (hereafter referred to as "declarant" or "Northern Reign") is owner of property fully described on EXHIBIT A, which is attached hereto and by this reference incorporated herein.
- B. The property described on EXHIBIT A is a portion of the proposed plat of JASMINE PLACE. An illustration of a portion of the proposed plat is attached hereto as EXHIBIT B.
- C. The declarant intends, by this instrument, to create an easement for tree preservation in a portion of Lot 15 of the plat for the benefit of Lot 16 of the plat.

**EASEMENT**

THEREFORE, THE DECLARANT, Northern Reign Development Company, LLC, a Washington limited liability company, in consideration of the mutual agreements, covenants and easements herein, and for no monetary consideration, hereby declares and grant to itself and to the future owners of Lot 16 of the plat of JASMINE PLACE, an

easement for purposes of tree preservation over, under and through the West Ten Feet (10 feet) of the property described below:

Lot 15, PLAT OF JASMINE PLACE, according to the plat thereof recorded in Volume \_\_\_\_\_ of Plats, pages \_\_\_\_\_, records of Skagit County, Washington.

The easement is granted for the benefit of the property described below:

Lot 16, PLAT OF JASMINE PLACE, according to the plat thereof recorded in Volume \_\_\_\_\_ of Plats, pages \_\_\_\_\_, records of Skagit County, Washington.

### RESTRICTIVE COVENANTS

The owners of Lot 15, described above, shall take such property subject to the easement and restrictive covenants set forth herein and the owners of Lot 16, described above, shall take such property together with the benefit of the easement and restrictive covenants set forth herein.

The owners of Lot 15 (their agents or representatives or anyone acting on their behalf) shall not remove, destroy, or damage any tree within the easement area (the west 10 feet of said lot) that is larger than four (4) inches in diameter at ground level.

If the owners of Lot 15 (their agents or representatives or anyone acting on their behalf) do remove or destroy any such tree, or damage any such tree so that it needs to be replaced, the owners of Lot 15 shall immediately provide for replacement of a tree of similar size and species, or other replacement acceptable to the owners of Lot 16. The responsibility of replacement shall include all costs and expenses of planting an acceptable replacement tree, all costs and expenses of removing trimmings, brush or other debris, and the costs of restoring or replacing any shrubs, trees, or other landscaping that is damaged during the replacement.


If the owners of Lot 16 are required to resort to legal counsel to enforce the provisions of these covenants, they shall be entitled to recover all costs and expenses of such enforcement, whether or not suit is filed, including reasonable attorneys' fees.

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 \_\_\_\_\_, 2001.

NorthernReignEasement

2

  
200202280025  
Skagit County Auditor  
2/28/2002 Page 2 of 5 9:42AM

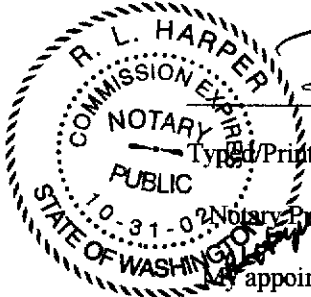
NORTHERN REIGN DEVELOPMENT COMPANY, LLC,  
a Washington limited liability company,

By: Martin E. Loberg  
Martin E. Loberg, member

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that MARTIN E. LOBERG 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 MEMBER of NORTHERN REIGN DEVELOPMENT COMPANY, LLC, 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 19<sup>th</sup> day of November, 2001.



R. L. Harper  
Printed Notary Name R. L. Harper  
Notary Public in and for the State of Washington, residing at Lyman  
My appointment expires October 31, 2002



**EXHIBIT A**

That portion of Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Southwest Corner of the North Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian;

Thence North 0°32'44" East along the West line of said subdivision for 85.00 feet;

Thence South 88°27'56" East parallel with the South line of said North Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter for 123.20 feet, the true point of beginning;

Thence continue South 88°27'56" East for 532.94 feet to the Westerly road margin of Shady Lane;

Thence South 0°37'08" West along said Westerly road margin for 219.76 feet to a point which lies 200.00 feet North of the South line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 21;

Thence North 88°30'21" West parallel with said South line for 20.00 feet;

Thence South 0°37'08" West for 25.24 feet, to the South line of the North 160.00 feet of the South Half of the Southwest Quarter of the Northwest Quarter of the Northwest of said Section 21;

Thence North 88°27'56" West along said South line for 605.83 feet to the Easterly Road margin of Laventure Road;

Thence North 0°32'44" East along said Easterly road margin for 160.02 feet, to the North line of the North 160.00 feet of the South Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 21;

Thence South 88°27'56" East along said North line for 93.20 feet;

Thence North 0°32'44" East for 85.00 feet to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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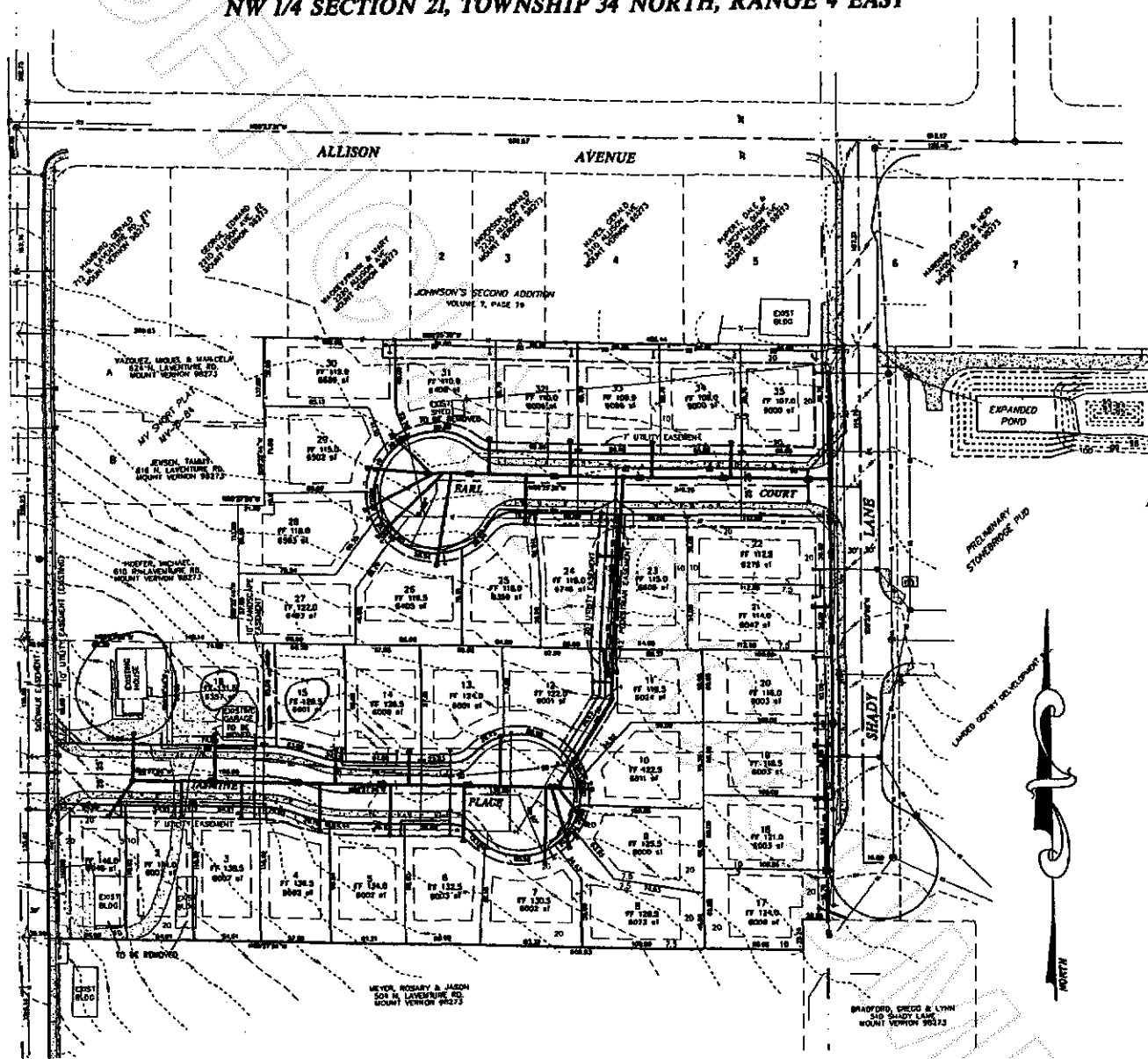
Skagit County Auditor

2/28/2002 Page 4 of 5 9:42AM

EXHIBIT B

# JASMINE PLACE PRELIMINARY PLAT

NW 1/4 SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST



PROPOSED 32 FT. WIDE STREETS WITH SIDEWALK  
 JASMINE PLACE = SIDEWALK ON BOTH SIDES  
 EARL COURT = SIDEWALK ON BOTH SIDES  
 SHADY LANE = SIDEWALK ON WEST SIDE

