



200203150191

Skagit County Auditor

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Name: Nookachamps Hills LLC

Address: 16533 Walking M Lane

City and State: Mount Vernon, WA 98273

FIRST AMERICAN TITLE CO.

Tax Account Number: 4722-000-008-0000 & 4722-000-009-0000
Escrow #: B68381

B68381-1

QUIT CLAIM DEED EASEMENTS

THE GRANTOR Nookachamp Hills LLC. a Washington Limited Liability Company

for and in consideration of None, easement to self only,

conveys and quit claims to Nookachamp Hills LLC, a Washington Limited Liability Company,

the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) therein:

Two non-exclusive easements as described below over and across portions of Lots 8 and 9 of "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 1" as per plat recorded in Volume 17 of Plats, Pages 26-31, inclusive, records of Skagit County, Washington;

1 An easement for ingress, egress and drainage over those paved portions of said lots that are shown on the attached sketch with parallel lines drawn from the Northwest to the Southeast, beginning at the Westerly line of Trout Drive and running along a curve Southwesterly to the common boundary of said lots, thence running Westerly along the common boundary, being 10 feet on each side of the common boundary, to the Westerly edge of the existing pavement just West of an existing "common storm water catch basin", the terminal point of this ingress and egress easement. Said easement is labelled "Common Easement Area" on the attached sketch.

2 An easement for drainage purposes only lying 10 feet on each side of the common boundary from the Westerly end of the pavement described above to the existing drainage ditch near the Westerly line of said lots. Said easement is shown on the attached sketch with parallel lines drawn from the Northeast to the Southwest and labelled "Common Drainage Area".

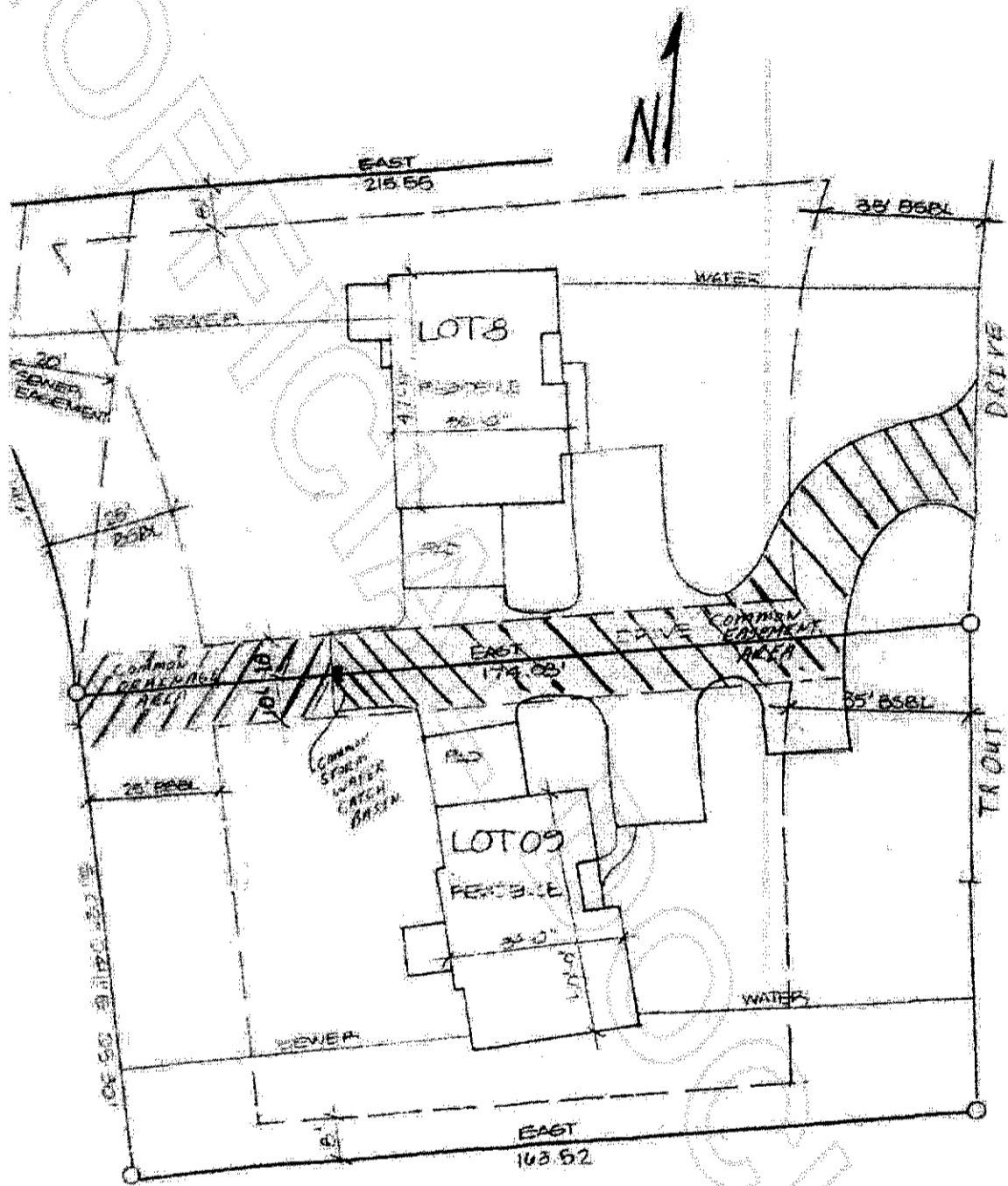
Said easements are to be appurtenant to the title of both said Lots 8 and 9 and said easements are to be subject to the four following terms and conditions:

- A The owners of each lot shall NOT allow any parking in such a manner as to obstruct access to the other lot.
- B The owners of each lot shall NOT permit any blocking or diversion of drainage waters down the existing pavement to the "common storm water catch basin" and from there Westerly to the drainage ditch.

Continued

no monetary consideration was pd.

UNOFFICIAL



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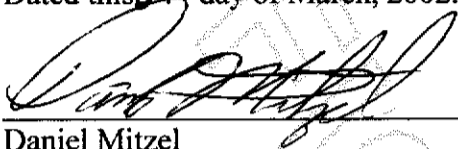
Skagit County Auditor

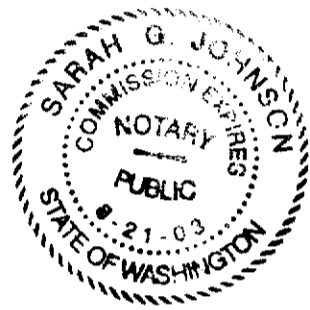
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- C The owner(s) of any lot that permits damage to either the "Common Easement Area" or the "Common Drainage Area" as shown on the attached sketch must repair such damage at his/her own expense.
- D The owners of each lot shall meet each year in March, or more often as needed, to discuss and reach an agreement about any needed maintenance and routine repairs, including the expenses of same. The cost of said maintenance and routine repairs shall be borne equally by the owners of the two lots. Routine repairs are those caused by ordinary wear and tear without construction work or heavy vehicles causing excessive damage.

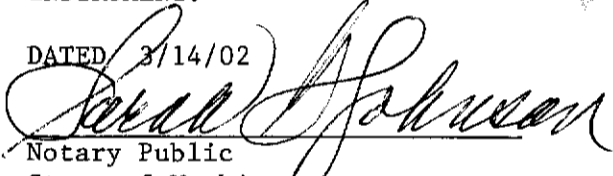
Dated this 04th day of March, 2002.


 Daniel Mitzel
 Managing Member
 Nookachamp Hills LLC



STATE OF WASHINGTON
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DANIEL R. MITZEL 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 MANAGER OF NOOKACHAMP HILLS TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED 3/14/02

 Notary Public
 State of Washington
 Residing: Oak Harbor
 Appt expires: 8/21/03

SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax
 PAID

MAR 15 2002

Amount Paid \$ 0
 Skagit County Treasurer
