

Parcel No.: 350112-1-005-0200/P31332  
Legal Desc.: Ptn Lot 3 SP No. 95-037 (after BLA), 12-35-1

**EASEMENT**

**THE GRANTOR**, Channel View, L.L.C., a Washington limited liability company, for and in consideration of Granting of Easement rights and no other consideration, conveys to Channel View Water Association, a Washington non-profit corporation, **THE GRANTEE**, and to their heirs, successors and assigns a non-exclusive easement for the construction, operation and maintenance of a pump house over, under and across the following described tract:

As attached hereto as Exhibit "A"

This Easement Agreement is executed the 1<sup>st</sup> day of May, 2002.

*Michael V. Fohn*  
Channel View, L.L.C.  
By: Michael V. Fohn  
Its: Managing Member

STATE OF WASHINGTON }  
County of Skagit } ss

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAY 01 2002

Amount Paid \$ 0  
Skagit County Treasurer  
By: *DC* Deputy

I hereby certify that I know or have satisfactory evidence that Michael V. Fohn 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 Channel View, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 1<sup>st</sup> day of May, 2002.

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 7-14-2004

*Bruce G. Lisser*  
Notary Public in and for the  
State of Washington, residing at  
*MOUNT VERNON*

My appointment expires 7-14-04

April 24, 2002

Pump House Construction Easement  
For: Channel View Water Association

An easement for pump house construction and maintenance thereof, over, under and across a portion of Lot 4, Short Plat No. 95-037, approved January 31, 1996 and recorded February 2, 1996 in Volume 12 of Short Plats, page 71 and 72, under Skagit County Auditor's File No. 9602020036, being a portion of the West 1/2 of the East 1/2 of Section 12, Township 35 North, Range 1 East, W.M., also being a portion of the vacated Plat of Queen Anne Addition; and also being a portion of the property boundary line adjusted to Lot 3 of said Short Plat No. 95-036 by Quit Claim Deed approved October 11, 1999 and recorded under Skagit County Auditor's File No. 199910130038, said easement area being more particularly described as follows:

Commencing at the northeasterly most corner of Lot 12, Plat of Channel View, as per Plat recorded under Skagit County Auditor's File No. 20009190049;

thence South  $54^{\circ}09'08''$  West, 432.22 feet along the northwesterly line of said Lot 12 (also being the southeasterly line, or line extended, of that certain Boundary Line Adjustment approved October 11, 1999 and recorded under Skagit County Auditor's File No. 199910130036) to the northerly margin of a 45-foot radius cul-de-sac for Paradise Lane, also being a northwesterly corner of said Lot 12 and also being the TRUE POINT OF BEGINNING;

thence North  $0^{\circ}50'23''$  East, parallel with the West line of Lot 11 said Plat of Channel View, 50.00 feet;

thence North  $89^{\circ}09'37''$  West, 80.00 feet;

thence South  $0^{\circ}50'23''$  West, 58.26 feet, more or less, a point on a non-tangent curve concave to the Northeast on the North margin of said Paradise Lane;

thence along said curve to the left, having an initial tangent bearing of South  $62^{\circ}16'26''$  East, a radius of 150.00 feet, through a central angle of  $4^{\circ}05'06''$ , an arc distance of 10.69 feet to a point of compound curvature; thence along said curve to the left having a radius of 25.00 feet, through a central angle of  $63^{\circ}47'49''$ , an arc distance of 27.84 feet to a point of reverse curvature;

thence along said curve to the right, being the northerly margin of said cul-de-sac, having a radius of 45.00 feet, through a central angle of  $60^{\circ}02'51''$ , an arc distance of 47.16 feet, more or less, to the TRUE POINT OF BEGINNING.

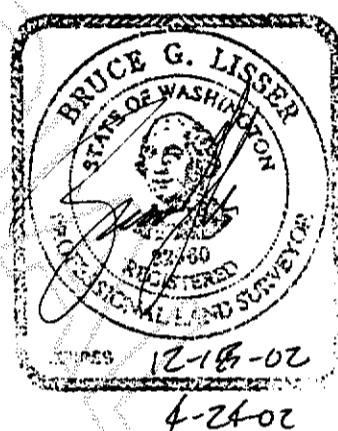
200205010096  
Skagit County Auditor  
5/1/2002 Page 2 of 4 12:27PM

EXHIBIT "A"

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

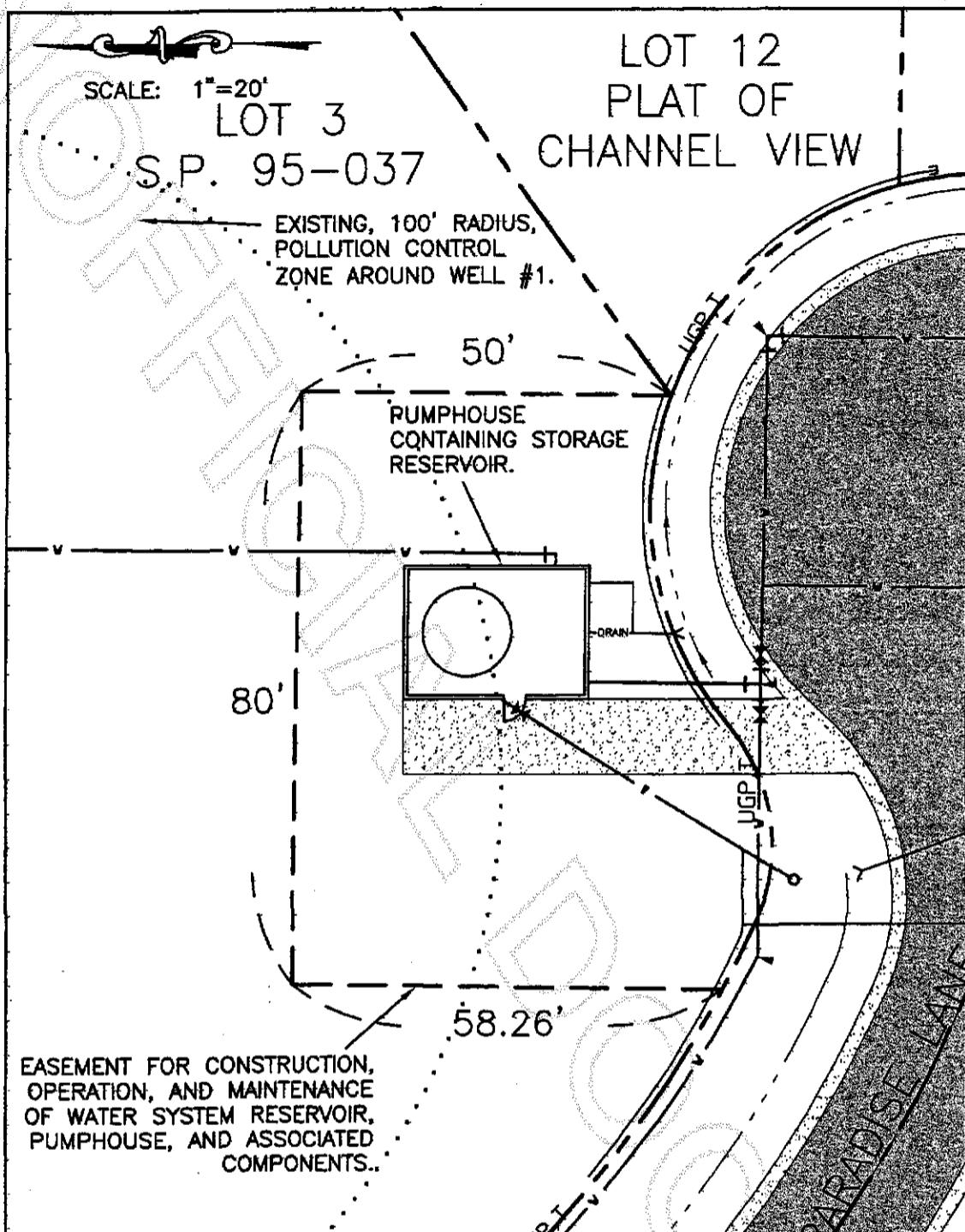
Situate in the County of Skagit, State of Washington.

Containing 4,685 square feet



200205010096  
Skagit County Auditor  
5/1/2002 Page 3 of 4 12:27PM

EXHIBIT B



# CHANNEL VIEW WATER ASSOCIATION PUMPHOUSE CONSTRUCTION EASEMENT



200205010096

## Skagit County Auditor

5/1/2002 Page 4 of 4 12:27PM