

AFTER RECORDING RETURN TO:

VISSER, ZENDER  
& THURSTON  
P. O. BOX 5226  
BELLINGHAM, WA 98227



200206260002  
Skagit County Auditor

6/26/2002 Page 1 of 4 8:34AM

**TITLE OF DOCUMENT:**

Reserve Well Site Easement Agreement

**REFERENCE NO. RELATED DOCUMENTS:**

9602020036 and 200009190049

**GRANTOR:**

Channel View, L.L.C.

**GRANTEE:**

Channel View Water Association, a Washington not-for-profit Corporation

**ABBREV. LEGAL DESCRIPTION:**

LT 1 S/P 95-037, PTN E ½ SW ¼ NE ¼ SEC 12 TWP 35N RGE 1E

**COMPLETE LEGAL DESCRIPTION ON PAGE:**

1

**ASSESSOR'S TAX PARCEL NO.:**

P31433

**RESERVE WELL SITE EASEMENT AGREEMENT**

This Agreement is entered this 25<sup>th</sup> day of June, 2002, by Channel View, L.L.C. ("Grantor") and Channel View Water Association ("Grantee"). The following recitals are a material part of this Easement Agreement.

WHEREAS, Grantor is the fee simple owner of Lot 1 of Short Plat 95-037, which short plat is recorded under Skagit County Auditor's File No. 9602020036 ("Short Plat 95-037"); and

WHEREAS, the northern two hundred feet (200') of Lot 1 of Short Plat 95-037 ("Reserve Well Site") is encumbered by Short Plat 95-037 for purposes of locating a reserve well for use by Grantee to serve Lot 4 of said Short Plat; and

WHEREAS, Lots 1, 2 and 3 each contain one well, located in the southerly portion of said lots ("Community Well Field"), for the benefit of Lot 4, all of Short Plat 95-037; and

WHEREAS, Lot 4 of Short 95-037 has been platted into Lots 1 through 12 of the Plat of Channel View recorded under Auditor's File 200009190049 ("Plat of Channel View"); and

WHEREAS, Grantor owns the Plat of Channel View; and

WHEREAS, the Grantee will be the purveyor of water from the Community Well Field; and

WHEREAS, in the event that water quantity or water quality problems arise with the Community Well Field, a new well shall be constructed at the Reserve Well Site, for the benefit of the Plat of Channel View, for which Grantee will be the purveyor of water; and

WHEREAS, the parties to this Agreement desire to further describe and define the intent of the Reserve Well Site recorded as part of Short Plat 95-037.

NOW, THEREFORE, in consideration of mutual covenants, \$10.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and restrictions are entered by the Parties:

1. The Grantor agrees and covenants that said Grantor, its heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the northern two hundred feet (200') of Lot 1 of Short Plat 95-037, any potential source of contamination, such as septic tanks and drainfields, sewer lines, underground storage tanks, railroad tracks, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description. This area shall be known as "Reserve Well Site."
2. The Parties agree that the use and maintenance of single family residential driveways is allowed within the Reserve Well Site.
3. This Agreement, grant, and covenant shall run with the land and shall be binding to all parties having or acquiring any right, title or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

Signed this 25th day of June, 2002.

Reserve Well Site  
Easement Agreement  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUN 26 2002

Amount Paid \$0  
Skagit County Treasurer  
By: MAC Deputy

Michael V. Fohn  
Michael V. Fohn, Managing Member  
Channel View L.L.C., Grantor

Michael V. Fohn  
Michael V. Fohn, President  
Channel View Water Association, Grantee

State of Washington )  
County of Skagit )  
County of Whatecom )

I certify that I know or have satisfactory evidence that Michael V. Fohn is the person who appeared before me, and said person acknowledged that he signed this instrument on oath and stated that he was authorized to execute the instrument and acknowledged it as agents of **Channel View L.L.C.** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 25 day of June, 2002.

Name: Michael V. Fohn  
Notary Public in and for the State of Washington  
residing at 11-Deer, WA.  
My commission expires: 7-9-04



State of Washington )  
County of Skagit )§  
Whatcom )

I certify that I know or have satisfactory evidence that Michael V. Fohn is the person who appeared before me, and said person acknowledged that he signed this instrument on oath and stated that he was authorized to execute the instrument and acknowledged it as agents of **Channel View Water Association** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 25 day of June, 2002.

Name: [Signature]  
Notary Public in and for the State of Washington  
residing at [Signature], WA.  
My commission expires: 7-2-04