

AFTER RECORDING RETURN TO:

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



200206260003

Skagit County Auditor

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

TITLE OF DOCUMENT:

Well Protection Easement Agreement

REFERENCE NO. RELATED DOCUMENTS:

9602020036 and 200009190049

GRANTOR:

John A. Campbell and
Channel View, L.L.C.

GRANTEE:

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

ABBREV. LEGAL DESCRIPTION:

LT 2 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

WELL PROTECTION EASEMENT AGREEMENT

This Agreement is entered this 25th day of June, 2002, by John A. Campbell and Channel View, L.L.C. ("Grantors") and Channel View Water Association ("Grantee"). The following recitals are a material part of this Easement Agreement.

WHEREAS, Grantor Campbell is the fee simple owner of Lot 2 of Short Plat 95-037, which short plat is recorded under Skagit County Auditor's File No. 9602020036 ("Short Plat 95-037"); and

WHEREAS, Grantor Channel View L.L.C. is the fee simple owner of Lots 1 and 3 of Short Plat 95-037; and

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

WHEREAS, Lot 4 of Short Plat 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, Channel View L.L.C. owns the Plat of Channel View; and

WHEREAS, Short Plat 95-037 encumbers Lots 1, 2, and 3 with well protection zones, one hundred feet (100') in radius, surrounding the wells located thereon, for the benefit of the Plat of Channel View; and

WHEREAS, the Channel View Water Association will be the purveyor of water from the Community Well Field located on said Lots; and

WHEREAS, the parties to this Agreement desire to further describe and define the intent of the well protection zones 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:

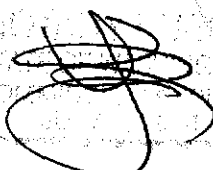
1. The Grantors agree and covenant that said Grantors, their heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the Grantors and within one hundred feet (100') of the three (3) wells located on Lots 1, 2, and 3 of Short Plat 95-037, so long as the same is operated to furnish water for public consumption, 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. These three areas shall be known as "well protection zones."
2. The Parties agree that the use and maintenance of single family residential driveways is allowed within the well protection zones.



State of Washington)
County of Skagit)§
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.

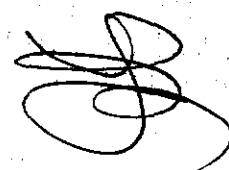
Dated this 25th day of June, 2002.


Name: Lisa J. Richardson
Notary Public in and for the State of Washington
residing at McBum, WA.
My commission expires: 7-9-04

State of Washington)
County of Skagit)§
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 Water Association** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 28th day of June, 2002.


Name: Lisa J. Richardson
Notary Public in and for the State of Washington
residing at McBum, WA.
My commission expires: 7-9-04

