



200303170276

Skagit County Auditor

3/17/2003 Page

1 of

3 11:46AM

Parcel No.: 3864-005-005-0003/P62114

Legal Desc.: Ptn Lots 5 & 12, Blk 5, Bingham Acreage

LAND TITLE COMPANY OF SKAGIT COUNTY

EASEMENT

THE GRANTOR, Buchanan Avenue, L.L.C., a Washington limited liability company, for and in consideration of Granting of Easement rights and no other consideration, convey to Clear Lake, L.L.C., a Washington limited liability company, **THE GRANTEE**, and to its heirs, successors and assigns in ownership of the property described on Exhibit "B" attached hereto, a non-exclusive easement for the installation, repair and maintenance of utilities and for drainage purposes over, under and across the following described tract:

As attached hereto as Exhibit "A"

This Easement Agreement is executed the 14 day of March, 2003.

Buchanan Avenue, L.L.C.

By: William A. Rimmer

Its: Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 17 2003

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON

} ss

County of Skagit

I hereby certify that I know or have satisfactory evidence that William A. Rimmer 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 Buchanan Avenue, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 14th day of March, 2003.

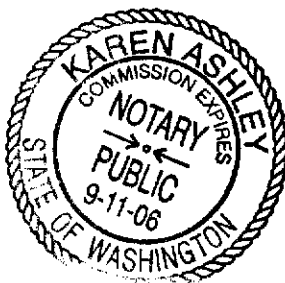
**Karen Ashley**Notary Public and for the
State of Washington, residing atMy appointment expires 9-11-06.

Exhibit "A"

A non-exclusive easement for the installation, repair and maintenance of utilities and for drainage purposes over, under and across the East 10 feet of the North 176.59 feet of the following described tract:

Lot 5, and that portion of Lot 12, all in Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning at the Northeast corner of Lot 9, Block 5, of said "BINGHAM ACREAGE";

Thence North 88°55'59" West, along the North line thereof, a distance of 319.28 feet to the Northwest corner of said Lot 9 and the true point of beginning of this line description, said point also being the beginning of a curve to the right with a radius of 250.00 feet;

Thence Northwesterly along the arc of said curve, through a central angle of 41°57'49", an arc length of 174.38 feet to the Northeast corner of Lot 11, Block 5, of said "BINGHAM ACREAGE", and the terminus of this line description.

TOGETHER WITH the South ½ of that certain 40 foot unopened County Right-of-Way, as vacated by Order Vacating County Right-of-Way recorded November 15, 2001, under Auditor's File No. 200111150009, which would attach to said premises by operation of law.



200303170276

Skagit County Auditor

3/17/2003 Page

2 of

3 11:46AM

Exhibit "B"

Lot 11, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH the North $\frac{1}{2}$ of that certain 40 foot unopened County Right-of-Way, as vacated by Order Vacating County Right-of-Way, recorded November 15, 2001, under Auditor's File No. 200111150009, which would attach to said premises by operation of law.

Situate in the County of Skagit, State of Washington



200303170276

Skagit County Auditor

3/17/2003 Page

3 of

3 11:46AM