



200304110141

Skagit County Auditor

4/11/2003 Page

1 of

5 11:46AM

**When Recorded Return to:**

Cascade Ag Services, Inc.  
15356 Produce Lane  
Mount Vernon, WA 98273

**EASEMENT FOR LANDSCAPING BARRIER & UNDERGROUND UTILITY LINES**

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantor: Kenneth Staffanson

Grantee (Assignee): Sterling Investment Group, LLC/Cascade Ag Services, Inc.

Reference Number(s) of Amended Document: N/A

Abbreviated Legal Description:

P112113: O/S#125 AF#777091 1974 DR22 LOT 2 SHORT PLAT #96-92  
AF#9709240084 BEING A PORTION OF LOT 2 OF SHORT PLAT#26-76

P15463: O/S#128 AF#777091 1974 DR22 LOT 1 SHORT PLAT #96-92 BEING A  
PORTION OF LOT 2 SHORT PLAT #26-76

Complete or Additional Legal Description: See Exhibit A.

Assessor's Parcel Number(s): P112113, P15463

WHEREAS, Kenneth Staffanson, ("GRANTOR") wishes to authorize Sterling Investment Group, LLC/Cascade Ag Services, Inc. ("GRANTEE") to construct and install a landscape barrier on the property legally described as Exhibit A ("PROPERTY"), and

WHEREAS, for development purposes Skagit County has requested that this authorization be made in the form of an easement, NOW, THEREFORE,

The GRANTOR for and in consideration of the mutual benefits to be derived therefrom, conveys to the GRANTEE a non-exclusive, perpetual 60' easement over, under, through and across the real property situated in Skagit County, State of Washington and legally described in Exhibit A hereto for the purposes identified below.

This conveyance is made for two purposes of granting GRANTEE the following; (1) the right to install a landscape barrier to serve the property legally described in Exhibit B, this barrier shall be constructed to meet county landscaping requirements as defined in Skagit County Unified Development Code 14.16.830, (4), (a) Type I, Landscaping Requirements. "Type I landscaping is intended to provide screening of areas to reduce the visual impact of incompatible or less desirable characteristics. It is intended to be a very dense sight barrier. The planting strip shall be a minimum of 20 feet wide." (2) For the placement of underground utility lines and systems; i.e., including water, power, phone and septic.

GRANTEE shall prepare a site plan identifying the location of the landscape barrier to include specific location and vegetation to be planted.



200304110141

Skagit County Auditor

The obligations imposed herein shall be construed as covenants that run with the land, binding all owners of the property subject to the EASEMENT.

Dated this 10 day of April, 2003.

**GRANTOR:**

By: Kenneth Staffanson

Kenneth Staffanson

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

APR 11 2003

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

STATE OF

COUNTY OF Skagit }

I certify that I know or have satisfactory evidence that Kenneth Staffanson is the person(s) who appeared before me and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4-10-03

Dorcas M. Prager  
NOTARY PUBLIC, State of Washington  
Residing at: Mt. Vernon, WA

My Commission expires: 12-16-06



200304110141  
Skagit County Auditor

EXHIBIT A

Legal Description of property owned by Kenneth Staffanson and Phyllis Staffanson:

P112113	330305-4-008-0300
P15463	330305-4-008-0213

As provided by First American Title Co., Mount Vernon, WA

P112113/P15463

All that part of the northwest quarter of the southeast quarter of section 5, township 33 north, range 3 east, W.M., lying north of the County Road as the same existed on November 15, 1928, EXCEPT the north 20 rods thereof and EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded June 27, 1938, under auditor's file No. 303444.



200304110141  
Skagit County Auditor

4/11/2003 Page

4 of

5 11:46AM

EXHIBIT B

When Recorded Please Return To:  
Lawrence A. Pirkle  
321 West Washington, Suite 300  
Mt. Vernon, WA 98273

200205140082  
Skagit County Auditor  
5/14/2002 Page 1 of 1 12:52PM

This Space For Recorder's Use Only

QUIT CLAIM DEED

THE GRANTOR, KENNETH STAFFANSON and PHYLLIS STAFFANSON, husband and wife, for and in consideration of Ten dollars and other valuable consideration, in hand paid conveys and quit claims to GRANTEE, STERLING INVESTMENT GROUP, L.L.C., 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 therein.

Parcel No: P112114 330305-4-008-0400

P112115 330305-4-008-0500

Lots 3 and 4, SKAGIT COUNTY SHORT PLAT NO. 96-092, approved September 12, 1997 and recorded September 24, 1997, in Volume 13 of Short Plats, pages 41 and 42, under Auditor's File No. 9709240084, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Southeast Quarter of Section 5, Township 33 North, Range 3 East of the Willamette Meridian. Situated in Skagit County, Washington.

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

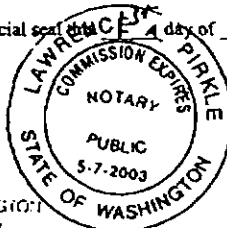
  
Kenneth Staffanson

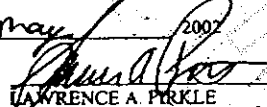
  
Phyllis Staffanson

State of Washington )  
 )ss.  
County of Skagit )

On this day personally appeared before me KENNETH STAFFANSON and PHYLLIS STAFFANSON to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1<sup>st</sup> day of May, 2002

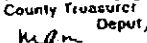


  
LAWRENCE A. PIRKLE

Notary Public in and for the State of Washington  
Residing at: Mt. Vernon  
My Commission Expires: 5/7/03

2068  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
Paid

MAY 14 2002

Amount Paid \$ 2601.00  
Skagit County Treasurer  
By  Deput,



200304110141  
Skagit County Auditor