



200304240145

Skagit County Auditor

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When Recorded Return to:

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

EASEMENT FOR SEPTIC/DRAINAGE SYSTEMS

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: Emerald Partnership, Storey Family Living Trust, Melanie Bruch Living Trust, Christopher Haller Sheafe

Grantee (Assignee): Cascade Ag Services, Inc.

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

Abbreviated Legal Description:

P15448; SW 1/4N OF DODGE VALLEY RD LESS PTN DK 9 DT 22 LY N OF FOOT OF TIMBERED HILLSIDE AS OF 1976 TOGETHER WITH 4 AC WOODLOT IN SE 1/4 SW 1/4 S OF DODGE VALLEY RD & ED OF DITCH AS OF 1976 O/S#135 AF#843915 1977

P15449; PTN NE1/4 SW1/4 LY N OF FOOT OF TIMBRD DK 9 DT 22 HILLSIDE AS OF 1976

Complete or Additional Legal Description: See Exhibit A

Assessor's Parcel Number(s): P15448, P15449

WHEREAS, Emerald Partnership, Storey Family Living Trust, Melanie Bruch Living Trust and Christopher Haller Sheafe ("GRANTORS") have previously authorized Sterling Investment Group LLC ("GRANTEE") to place septic and drainage systems 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 GRANTORS for and in consideration of the mutual benefits to be derived therefrom, conveys to the GRANTEE a non-exclusive, 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 the purpose of granting GRANTEE the right to construct and install septic/drainage systems or a portion thereof to serve the property legally described in Exhibit B. The septic/drainage systems shall be constructed for the purpose of serving the property legally described in Exhibit B. Upon completion of construction, GRANTEE shall have the right to access, inspect, maintain and repair the septic/drainage systems located therein at anytime.

Prior to installation of the septic/drainage systems, GRANTEE shall submit to GRANTOR an approved engineered plan identifying the location of the septic and drainage facilities, including the drainfield and the retention/detention ponds. GRANTORS' easement rights herein shall be limited in location to the septic and drainage facilities depicted in the site plan attached as EXHIBITS C and D. GRANTEE shall also have an access easement consisting of a twenty foot wide strip of land bordering the perimeter of the conveyance system to the drainfield. This easement shall continue as long as the lease dated December 09, 2002 between the parties hereto remains in effect.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

APR 24 2003

Amount Paid \$
Skagit County Treasurer
By: Deputy



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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 21st day of April, 2003.

GRANTORS:

Martin R Chamberlain
Emerald Partnership Managing Partner

Kath Storey Chaucer Storey
Storey Family Trust

Melanie Bruch
Melanie Bruch Living Trust

Christopher Haller Sheafe
Christopher Haller Sheafe



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By:

Martin Chamberlain
Emerald Partnership

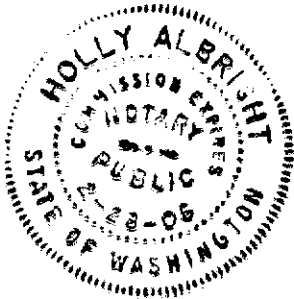
Managing Partner

STATE OF WA.

COUNTY OF Island

I certify that I know or have satisfactory evidence that Martin Nicholas Chamberlain 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: APRIL 21, 2003



Holly Albright
NOTARY PUBLIC, State of Washington
residing at: OAK HARBOR
My Commission expires: FEB. 28, 2006



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Skagit County Auditor

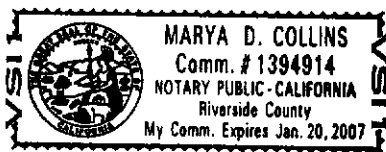
By: Nancy Storey
Storey Family Living Trust

STATE OF California,
COUNTY OF Riverside

I certify that I know or have satisfactory evidence that Ronald Keith Storey ^{Nancy Storey} 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: March 28, 2003

Marya D. Collins
NOTARY PUBLIC, State of California
residing at: 74924 Country Club Dr. #50
My Commission expires: Jan. 20, 2007



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By: Melanie Bruch
Melanie Bruch Living Trust

STATE OF Washington)
COUNTY OF King)

I certify that I know or have satisfactory evidence that Melanie Bruch
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: 4-17-2003

Kathleen A. Buks

NOTARY PUBLIC, State of Washington,
residing at: Monroe, WA

My Commission expires: 11-19-2005



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By: _____

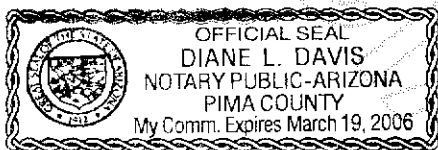
Christopher Haller Sheafe

STATE OF Arizona)

COUNTY OF Pima)

I certify that I know or have satisfactory evidence that Christopher Haller Sheafe 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: April 8, 2003



Diane L. Davis

NOTARY PUBLIC, State of Arizona,
residing at: 10701 E. Catalina Hwy, Tucson AZ
My Commission expires: 3/19/2006



200304240145

Skagit County Auditor

Exhibit "A"

(Proposed 20 Acre Parcel Boundary Line Adjustment
From Chamberlain Estate Trust to Sterling Investment Group)

LEGAL DESCRIPTION

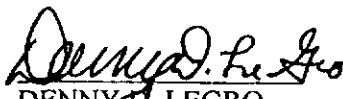
That portion of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 5, Township 33 North, Range 3 East, W.M. described as follows:

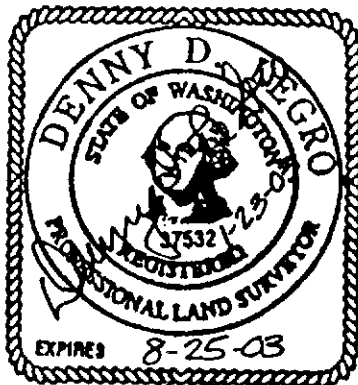
Beginning at the Northeast corner of the Southwest Quarter (SW ¼) of said Section 5; thence North 89°18'00" West along the North line of said Southwest Quarter (SW ¼), a distance of 1134.36 feet; thence South 0°03'07" West along a line parallel to the East line of said Southwest Quarter (SW ¼), a distance of 755.23 feet; thence South 89°18'00" East along a line parallel to the North line of said Southwest Quarter (SW ¼), a distance of 1084.36 feet to a point 50.00 feet distant from, when measured at right angles to, the East line of said Southwest Quarter (SW ¼); thence South 0°03'07" West along a line parallel to and 50.00 feet distant from, when measured at right angles to, the East line of said Southwest Quarter (SW ¼), a distance of 300.95 feet, more or less, to the Northerly right-of-way line of that 50 feet wide, being 25 feet on each side of centerline, county road commonly known as the Dodge Valley Road, and at which point the tangent to the curve bears North 68°04'42" East; thence Easterly along the Northerly right-of-way line of said county road on a curve to the right having a radius of 980.00 feet and a central angle of 3°07'10", an arc distance of 53.36 feet to a point on the East line of said Southwest Quarter (SW ¼), which point bears South 0°03'07" West, a distance of 1037.01 feet from the Northeast corner of said Southwest Quarter (SW ¼); thence North 0°03'07" East along the East line of said Southwest Quarter (SW ¼), a distance of 1037.01 feet to the Northeast corner of said Southwest Quarter (SW ¼) and the point of beginning of this property description; and containing 20.00 acres, more or less.

EXCEPT those portions thereof conveyed to and condemned by Drainage District No. 22 and Dike District No. 9;

AND SUBJECT TO easements, reservations, restrictions, covenants and other instruments of record.

All situate in the County of Skagit, State of Washington.


DENNY D. LEGRO
Registered Professional
Land Surveyor
License No. 37532
Date: January 23, 2003



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Skagit County Auditor

Exhibit B

Sterling Investment Group, LLC

Property Legal Description Before 20 Acre Boundary Line Adjustment:

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



200205140082
Skagit County Auditor
6/14/2002 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 1st day of may, 2002.

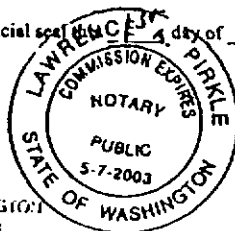
Kenneth Staffanson

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 5th 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

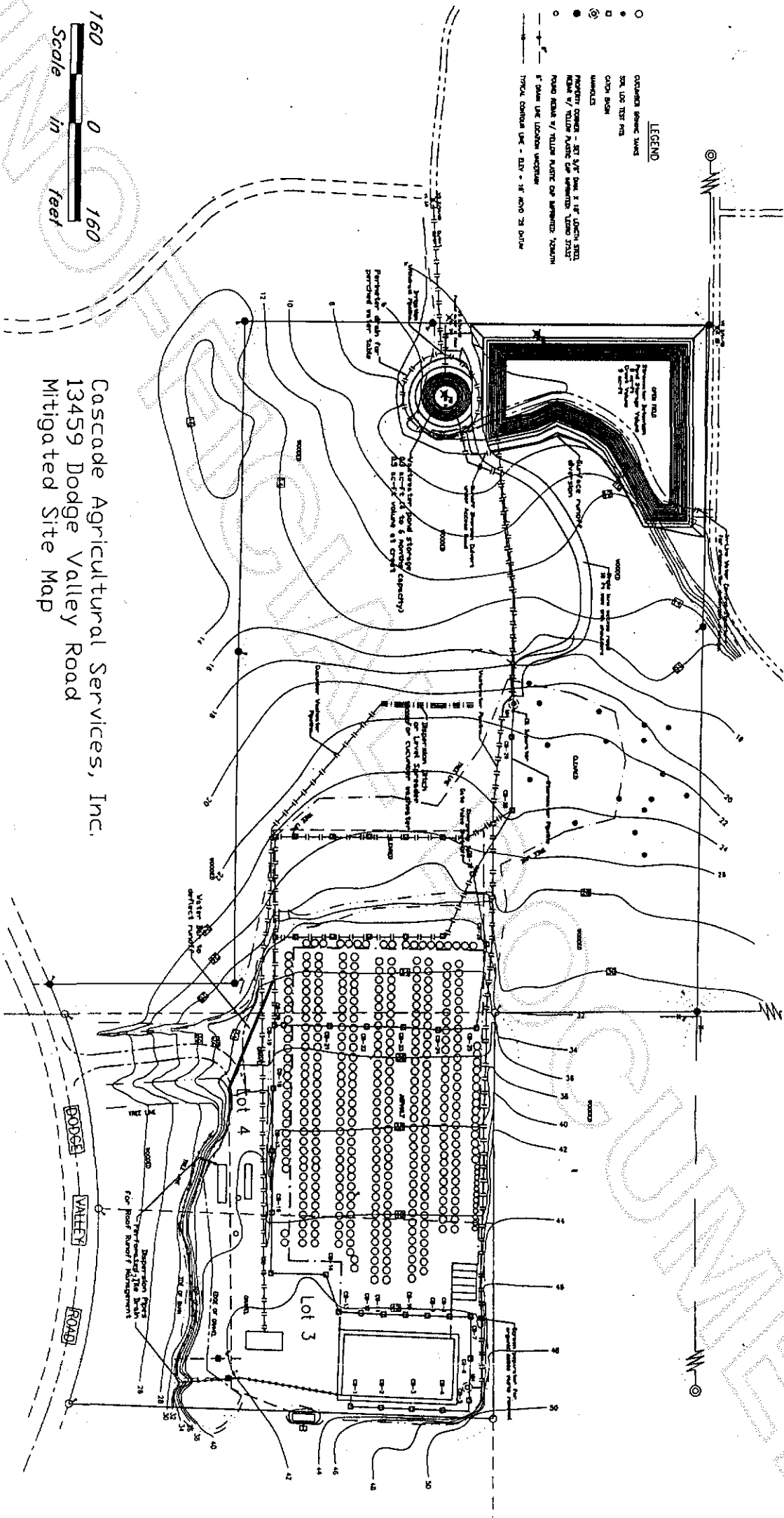
MAY 14 2002

Amount Paid: 2601.00
Skagit County Treasurer
By: W. M. M. Deputy



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Skagit County Auditor

EXHIBIT "C"



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Skagit County Auditor

EXHIBIT "D"

P15448

P15449

Dodge Valley Road

Tank Farm

Parking

Proposed Storm Water Retention Field

Ditch

Wooded

694.5'

321.63'

338.82'

330.02'

490'

755.23'

1054.35'

1134.35'

232'

300.95'

P112115

P112114

646.15'

Cascade Ag Services Inc.

Sat Location
13450 Dodge Valley Road
Meadow View, VA 80273

Administrative Location
14306 Buckner Lane
Meadow View, VA 80273

Note:

Drawn By: Tm/Fraser Engineer Scale: 1" = 125' Date: 01/09/03 Revisions: 1a

N

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