

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Craig E. Cammock
Law Office of Craig E. Cammock
P.O. Box 836 / 415 Pine Street
Mount Vernon, WA. 98273



200307010127

Skagit County Auditor

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5 12:06PM

EASEMENT FOR STORMDRAINAGE

Grantor (s) BONNIE J. JENSEN, an unmarried individual
Grantee (s) ASH VENTURES, LLC, a Washington limited liability company
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: Lot 45 Plat of Bakerview West;
and Ptn E1/2, E1/2, SE1/4; SW1/4, S16, T34N, R4E, W.M..
Additional Legal on page(s)
Assessor's Tax Parcel No's: P113659, P24946

THIS AGREEMENT (the "Agreement"), is made the date set forth below, by and between BONNIE J. JENSEN, an unmarried individual (hereinafter "Grantor") and, ASH VENTURES, LLC, a Washington limited liability company (hereinafter "Grantee") who hereby agree as follows:

- 1) BONNIE J. JENSEN, an unmarried individual, is the owner of the following described parcel of property in Skagit County, Washington: (hereinafter "Jensen Parcel")

Lot 45, "Plat of Bakerview West", as per plat recorded in Volume 17 of Plats, pages 13 through 16, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

- 2) ASH VENTURES, LLC, a Washington limited liability company is the owner of the following described parcel ("Ash Parcel")

That portion of the East ½ of the East ½ of the Southeast ¼ of the

Easement for Storm Drainage

Southwest ¼ of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

*Beginning at the Southeast corner of said subdivision;
thence South 89°56'26" West along the South line of said subdivision, a distance of 170.00 feet;
thence North 0°25'57" West along a line which is parallel to and 170.00 feet West of the East line of said subdivision, a distance of 30.00 feet to a point on the North right of way line of that County road known as the Sam Hensley Road no. 133 and which point is the true point of beginning of this description;
thence North 0°25'57" West, a distance of 150.00 feet;
thence South 89°56'26" West, a distance of 158.65 feet to a point on the West line of said subdivision;
thence South 0°24'12" East along the West line of said subdivision, a distance of 150.00 feet to a point on the North line of said County road;
thence North 89°56'26" East along the North line of said County road, a distance of 158.72 feet to the true point of beginning of this description.*

Situate in the County of Skagit, State of Washington.

- 3) **STORMDRAINAGE EASEMENT:** The easement conveyed herein is more particularly described as follows:

A 10.00 foot wide perpetual easement for installation, maintenance and repair of pipe and other improvements necessary for the discharge of storm drainage, which easement shall be over, under and across the westerly 10.00 feet and the northerly 10.00 feet (as measured perpendicular to the westerly and northerly lot lines) of the following described parcel:

Lot 45, "Plat of Bakerview West", as per Plat recorded in Volume 17 of Plats, pages 13 through 16, inclusive, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

- 4) **TERMINATION OF EASEMENT:** This easement shall remain in effect in perpetuity, until terminated by the mutual written and recorded agreement of the Grantor and Grantee, or by the operation of law.

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- 5) NOW, THEREFORE, in consideration of the mutual promises and covenants herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

BONNIE J. JENSEN, an unmarried individual, hereby grants and conveys, to ASH VENTURES, LLC, a Washington limited liability company the easement, over under and across the Jensen Parcel, which Easement is more particularly described above.

- 6) This easement is to be held by the owners, their heirs and successors and assigns as appurtenant to the Ash Parcel and the Jensen Parcel. The benefits, burdens and covenants of this easement shall be deemed to run with the land and bind the owners of the Ash Parcel and the Jensen Parcel, and their respective heirs, successors, and assigns and all persons possessing the property by, through and under the parties hereto and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties signed this Easement Agreement as of the date set forth below.

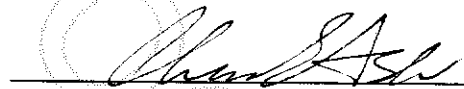
Dated this 30th day of June, 2003.

Bonnie Jensen



BONNIE J. JENSEN

Ash Ventures, LLC




CHARLIE ASH, MANAGER/MEMBER



LISA ASH, MANAGER/MEMBER

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 01 2003

Amount Paid \$ 0
Skagit County Treasurer
By:  Deputy

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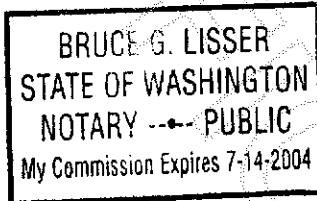
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State of Washington)
) ss
County of Skagit)

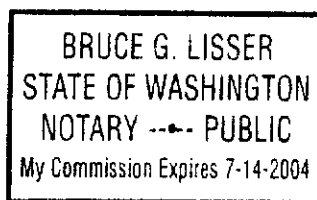
I certify that I know or have satisfactory evidence that BONNIE J. JENSEN the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: June 30, 2003
[Signature]
(Signature)
NOTARY PUBLIC
Bruce G. Lisser
Print Name of Notary
My appointment expires: 7-14-04

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that CHARLIE ASH is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the MANAGER/MEMBER of ASH VENTURES, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: June 30, 2003
[Signature]
(Signature)
NOTARY PUBLIC
Bruce G. Lisser
Print Name of Notary
My appointment expires: 7-14-04

State of Washington)
) ss
County of Skagit)

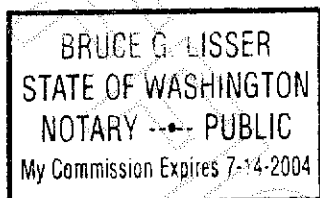
I certify that I know or have satisfactory evidence that * is the person who appeared

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before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the MANAGER/MEMBER of ASH VENTURES, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: June 30, 2003



(Signature)

NOTARY PUBLIC

Bruce G. Lisser

Print Name of Notary

My appointment expires: 7-14-04

