

WHEN RECORDED RETURN TO:

NAME: MARK S. DUPAR
ADDRESS: 415 5th Street
CITY, STATE, ZIP Anacortes, WA 98221



200307210174

Skagit County Auditor

7/21/2003 Page 1 of 4 11:37AM

CHICAGO TITLE CO - ISLAND DIVISION
C27858

AE9311

DOCUMENT TITLE(s)

1. RESERVATION OF EASEMENT AGREEMENT

GRANTOR(s):

1. RAYMOND L. ROBINSON, JR.

GRANTEE(s):

1. RAYMOND L. ROBINSON, JR.

LEGAL DESCRIPTION

W/2 Lot 8, ALL 9 and 10, Blk 13, BOWMANS

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s)

3776-013-010-0007

The Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

RESERVATION OF EASEMENT AGREEMENT

THIS Reservation of Easement Agreement is made this day by Raymond L. Robinson, Jr., as the owner of two adjacent residential real estate parcels.

EASEMENT SUMMARY

BURDENED PROPERTY:

Burdened Property Commonly Known As: 415 5th Street, Anacortes, Washington 98221

Burdened Property Legal Description:

West ½ of Lot 8 and all of Lots 9 and 10 and the East 5 feet of Vacated Avenue "U", Block 13, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 33, records of Skagit County;

BENEFITTED PROPERTY:

Benefitted Property Commonly Known As: 419 5th Street, Anacortes, Washington 98221

Benefitted Property Legal Description:

The West 75 feet of Vacated Avenue "U", Block 12, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 33, records of Skagit County;

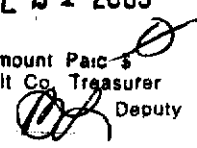
Reservation of Easement Agreement - 1 of 3

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 21 2003



200307210174
Skagit County Auditor

Amount Paid \$
By  Deputy
Skagit Co. Treasurer

DESCRIPTION OF EASEMENT:

An easement for utility services over, across and below the western side yard of 415 5th Street, Anacortes, Washington, from the point beginning at the NW corner of the Burdened Property south 50 feet and then east 20 feet and then north 50 feet to the north boundary line and then west 20 feet to the point of beginning at the NW corner of said lot.

RECITALS

1. Raymond L. Robinson, Jr. owns a residential real estate property located at 415 5th Street, Anacortes, Washington 98221, and which is legally described as:

West ½ of Lot 8 and all of Lots 9 and 10 and the East 5 feet of Vacated Avenue "U", Block 13, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 33, records of Skagit County;

2. Raymond L. Robinson, Jr. also owns the adjacent residential real estate property which is commonly known as 419 5th Street, Anacortes, Washington 98221, and which is legally described as:

The West 75 feet of Vacated Avenue "U", Block 12, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 33, records of Skagit County;

3. The property located at 419 5th Street is served by an underground water line, which crosses the side yard located to the west of the house which is located 415 5th Street. Raymond L. Robinson, Jr. expects to sell the property at 415 5th Street and wishes to reserve an easement across the west side yard from the edge of the house to the western property line of the property at 415 5th Street for the benefit of the property located at 419 5th Street to maintain the underground utility service.

THEREFORE, in consideration for the benefits to be gained for both properties and the owners of both properties, Raymond L. Robinson, Jr. hereby reserves for the benefit of 419 5th Street, Anacortes, Washington, an easement over, across and below the surface of the side yard located on the western side of the residence as described above, which is located on the property also described above and commonly known as 415 5th Street, Anacortes, Washington. This easement is for the purposes of all underground utilities, including, but not limited to, water, cable information systems, including cable television and computer lines, power lines, and gas lines. This easement is non-exclusive and shall run with the land



to the benefit of Raymond L. Robinson, Jr. and his successors, heirs, and assignees of the property located at 419 5th Street, Anacortes, Washington, and shall also run with the land and shall burden Raymond L. Robinson, Jr. and his heirs, successors, and assignees of the property located at 415 5th Street, Anacortes, Washington. It is further agreed that the owners of the Burdened Property may construct a deck over the above described easement provided access is available to the owners of the Benefitted Property to maintain and service the utility lines installed on the easement.

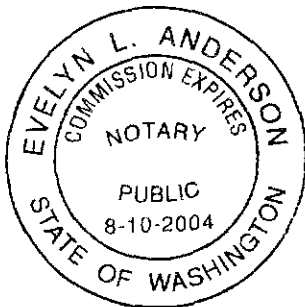
DATED: _____

Raymond L. Robinson, Jr.
RAYMOND L. ROBINSON, JR.

STATE OF WASHINGTON)
County of Skagit) ss.

On this day personally appeared before me **RAYMOND L. ROBINSON, JR.**, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

DATED this 17th day of July, 2003.



Evelyn L. Anderson
NOTARY PUBLIC in and for the State of Washington,
residing at Bow
My Commission expires: 8-10-2004
Print Name: Evelyn L. Anderson

