



200308280208

Skagit County Auditor

8/28/2003 Page 1 of 5 3:01PM

RETURN TO:

Coast Pacific Trading, Inc.
6920 Salashan Parkway, #D-101
Ferndale, Wa. 98248

DOCUMENT TITLE:

Easement and Agreement

GRANTOR:

Coast Pacific Trading, Inc

GRANTEE:

Paul Devegvar & Singteh Lu
Claudia Shoemaker

ABBREVIATED LEGAL DESCRIPTION:

Lot 12, Lake McMurray Estates, Vol.19, Pgs.55-59

ASSESSOR'S TAX ACCOUNT NUMBER:

Grantor: 4655-000-012

Grantee: 4655-000-014 (Devegvar/Lu - Lot 14)

Grantee: 4655-000-015 (Shoemaker - Lot 15)

EASEMENT AND AGREEMENT

THIS EASEMENT AND AGREEMENT is granted and entered into this 28 day of August, 2003 by and between Coast Pacific Trading, Inc. (Grantor) a Washington State Corporation and Paul Devegvar & Singteh Lu(Grantee) and Claudia Shoemaker(Grantee).

In consideration of ten dollars (\$10.00) and other valuable consideration, the parties hereby agree, and Grantor does hereby grant an easement, as follows:

1. **Grant of Easement.** Grantor hereby grants to Grantees a non-exclusive, perpetual easement for a water line including installation, repair and maintenance thereof, under the strip of land known as Tract "A" on the Plat of Lake McMurray Estates recorded June 26, 1995, recording #9506260121 and described on the attached Exhibit "A" and Exhibit "B", which is incorporated herein, for the benefit of and only for Lots 14 and 15 of this same Plat of Lake McMurray Estates.

2. **Installation and Maintenance.** All costs associated with the installation, maintenance and repair of said water line shall be borne by the then current owners of Lot 14 and 15 when such costs are incurred.

5. **Aesthetics.** The easement area shall be restored in a neat and orderly manner to its original condition including the drainage ditch, road shoulder and culvert and the driveway accessing Lot 12 by the Grantees.

6. **Covenant.** This easement and agreement shall constitute a covenant against and shall run with the benefited and burdened lots, and be binding upon and inure to the benefit of the successors in interest to said Lots 12, 14 and 15.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 28 2003

Amount Paid \$
Skagit County Treasurer
By: Deputy

IN WITNESS WHEREOF, this easement and agreement are executed this 28
day of AUGUST, 2003

Claudia Shoemaker
Claudia Shoemaker

Coast Pacific Trading, Inc.

Paul Devegvar
Paul Devegvar

S. E. Mulder
S. E. Mulder

Singteh Lu
Singteh Lu

Page



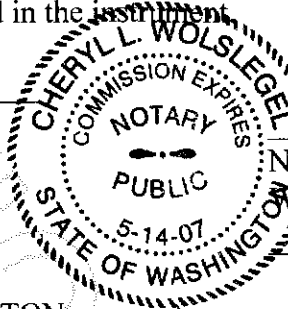
200308280208
Skagit County Auditor

8/28/2003 Page 2 of 5 3:01PM

STATE OF WASHINGTON)
)SS
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Paul Devegvar & Singteh Lu signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8/28/03

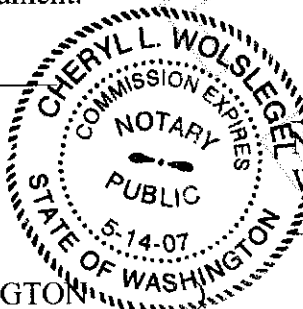


Cheryl L. Wolslegel
Cheryl L. Wolslegel
Notary Public in and for the State of
Washington. My commission expires on
5/14/07

STATE OF WASHINGTON)
)SS
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Claudia Shoemaker signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8/28/03

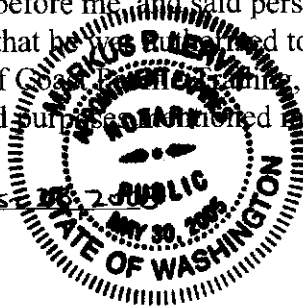


Cheryl L. Wolslegel
Cheryl L. Wolslegel
Notary Public in and for the State of
Washington. My commission expires on
5/14/07

STATE OF WASHINGTON)
)SS
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that S.E. Mulder is the person who 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 President of Chas. E. Mulder & Son, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: AUGUST 28, 2003



Markus P. Lerick
Notary Public in and for the State of
Washington. My Commission expires
MAY 30, 2005

Page



200308280208

Skagit County Auditor

8/28/2003 Page

3 of

5 3:01PM

EXHIBIT A

LEGAL DESCRIPTION

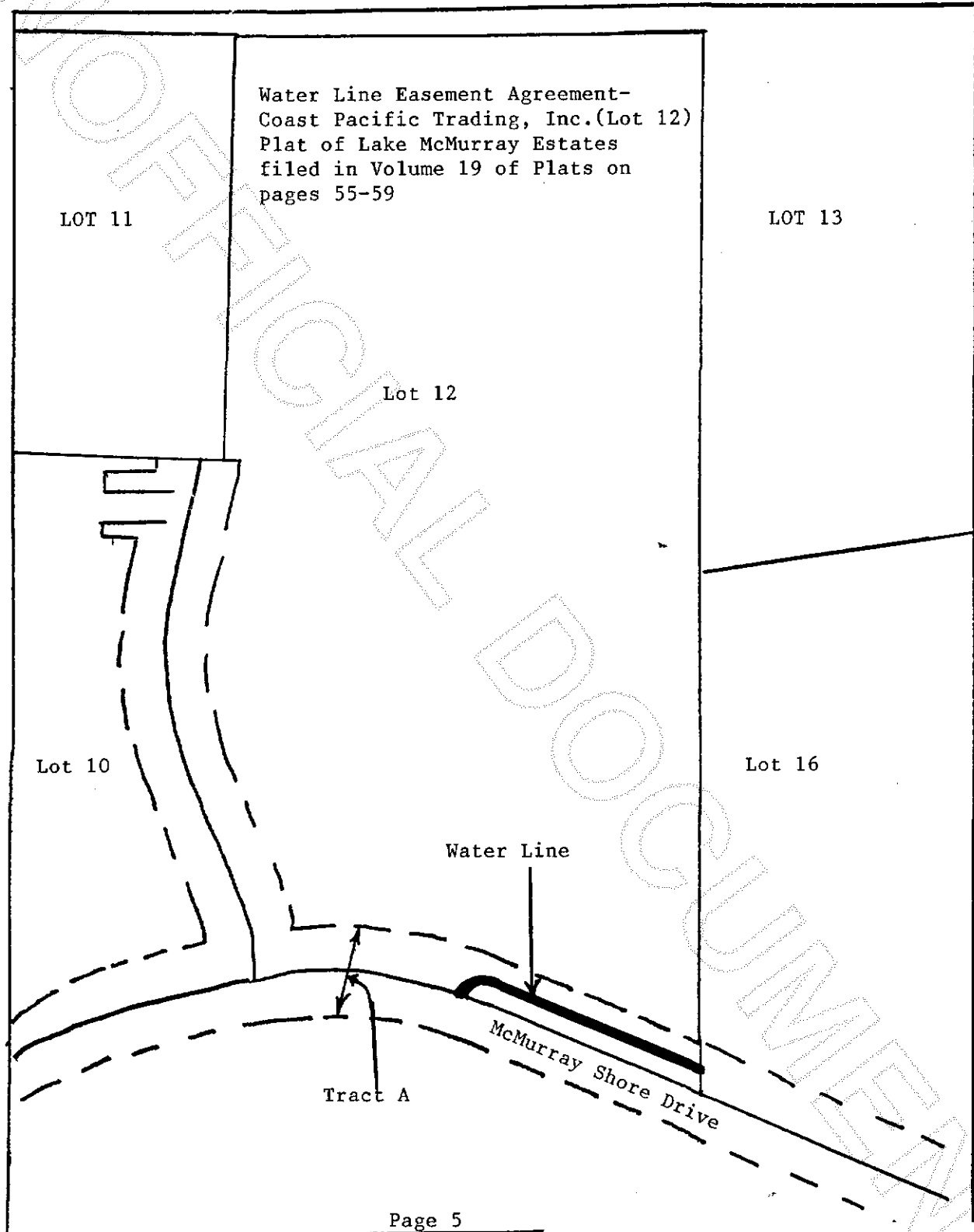
An easement for installation, maintenance, and operation of a waterline under and through that portion of Lot 12 known as Tract "A" in the Plat of Lake McMurray Estates filed in volume 19 of Plats at Pages 55-59 and as described in Exhibit B which is incorporated herein situated in Skagit County, Washington.



200308280208
Skagit County Auditor

8/28/2003 Page 4 of 5 3:01PM

EXHIBIT B



200308280208

Skagit County Auditor