

AFTER RECORDING RETURN TO:

Mr. Ronald C. Knutzen
9474 Samish Island Rd
Bow, WA 98232



200312180048

Skagit County Auditor

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Abbrev. Leg.	Ptn of NE 1/4 of NE 1/4 of Sec. 31, T35N, R4E, WM
Tax Parcel Nos.	350431-1-005-0209/P38141; 350431-1-005-03008/P38141; 350431-1-012-0002/P38151
Grantor	Einer C. Knutzen Trust
Grantee	Drainage District No. 14 of Skagit County

GRANT OF EASEMENT

The Grantors are owners of property fully described on EXHIBIT A, which is attached hereto and by this reference incorporated herein, hereafter described as "Grantor's property," and being the servient, or burdened property.

THE GRANTORS, Ronald C. Knutzen, Clifford J. Sells, and Charles Barbo, as Trustees of the Einer C. Knutzen Testamentary Trust, in consideration of the release of an existing drainage easement granted to Drainage District No. 14 by instrument recorded under Auditor's File No. 456951, and for no monetary consideration, convey and quitclaims to

THE GRANTEE, Drainage District No. 14 of Skagit County, Washington,

an easement for drainage purposes over that portion of Grantors' property described on EXHIBIT B, which is attached hereto and by this reference incorporated herein, hereafter referred to as the "Easement Area."

This easement is granted in consideration of the release of that certain easement granted by instrument recorded under Auditor's File No. 456591, records of Skagit County. This easement is granted subject to the following terms and conditions:

1. The easement is for the purpose of building, maintaining, constructing, installing, putting up, place or rebuild, reconstruct, maintain and clean a drainage ditch, and the easement shall continue in force and effect for so long as the Drainage District shall use the same for the purposes for which the district was organized.

2. The ditch shall be a covered ditch.

3. If the ditch is ever abandoned and ceased to be used for drainage purposes, then title thereto shall vest in the adjacent property owner.

4. The grantee in its use and maintenance of the ditch shall not interfere with the grantor's use of the remaining property.

The covenants herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof.

Dated Dec 11th, 2003

The Einer Knutzen Testamentary Trust, by:

Ronald C. Knutzen
Ronald C. Knutzen, Trustee

Clifford J. Sells
Clifford J. Sells, Trustee

Charles Barbo
Charles Barbo, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

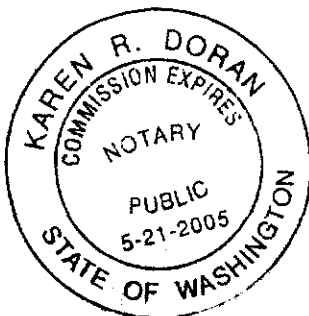
DEC 18 2003

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

Paid ☒
By Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Ronald C. Knutzen 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 Trustee of the Einer Knutzen Testamentary Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 11th day of Dec., 2003.



Karen R. Doran
Typed/Printed Notary Name Karen R. Doran

Notary Public in and for the State of Washington, residing at Burlington, Wb.

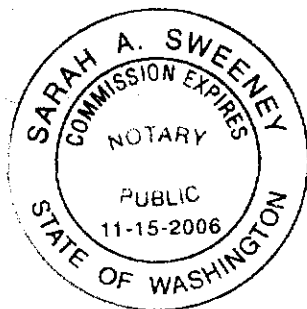
My appointment expires 5-31-2005



STATE OF WASHINGTON)
)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Clifford J. Sells 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 Trustee of the Einer Knutzen Testamentary Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 10 day of December, 2003.



[Signature]

Typed/Printed Notary Name Sarah A. Sweeney

Notary Public in and for the State of Washington, residing at Skagit

My appointment expires 11-15-06

STATE OF WASHINGTON)
)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Charles Barbo 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 Trustee of the Einer Knutzen Testamentary Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 15th day of December, 2003.



[Signature]

Typed/Printed Notary Name Kathleen E. McNamee

Notary Public in and for the State of Washington, residing at Seattle, WA

My appointment expires 6/29/05



EXHIBIT A
Description

NEW PARCEL "A"

A portion of the following described Parcels "A", "B", and "C", in the Northeast ¼ of the Northeast ¼ and in the North ½ of the South ½ of the Northeast ¼, all in Section 31, Township 35 North, Range 4 East, W.M., said portion being more particularly described as follows:

Commencing at the Northeast corner of said Section 31;
thence South 02°06'59" West 1036.41 feet along the East line of said Section to the TRUE POINT OF BEGINNING;
thence South 89°50'36" West 57.08 feet to the westerly margin of Primary State Highway No. 1, also being the westerly margin of Burlington Boulevard;
thence continue South 89°50'36" West 180.86 feet;
thence South 75°16'00" West 525.59 feet to a point of curvature;
thence southwesterly along the arc of said curve to the left having a radius of 698.24 feet, through a central angle of 41°06'51"; an arc distance of 501.04 feet to a point of tangency;
thence South 34°09'09" West 118.33 feet to the North line of the South 389.88 feet of said North ½ of the South ½ of the Northeast ¼;
thence South 89°09'19" East 1168.02 feet to said West line of North Garl Street;
thence continue South 89°09'19" East 25.33 feet to said East line of said Section 31;
thence North 02°06'59" East 533.49 feet along said East line to the TRUE POINT OF BEGINNING..

SUBJECT TO and TOGETHER WITH easements, restrictions, exceptions and other instruments of record.

PARCEL "A"

That portion of the South 410 feet of the Northeast ¼ of the Northeast ¼ of Section 31, Township 35 North, Range 4 East, W.M. lying East and South of Primary State Highway No. 1 (now Interstate No. 5), as conveyed to the State of Washington by Deed recorded September 22, 1955, under Auditor's File No. 524515, and as condemned by the State of Washington by Decree entered in Skagit County Superior Court Cause Nos. 24859 and 25266, EXCEPT Old Highway 99 along the East line thereof.



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NEW PARCEL "A", page 2

PARCEL "B"

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M., lying East and South of Primary State Highway No. 1 (now Interstate No. 5), as conveyed to the State of Washington by Deed recorded September 22, 1955, under Auditor's File No. 524515, and as condemned by the State of Washington by Decree entered in Skagit County Superior Court Cause Nos. 24859 and 25266, EXCEPT the South 410 feet thereof; AND EXCEPT Old Highway 99 along the East line thereof.

PARCEL "C"

That portion of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M., lying East of Primary State Highway No. 1 (now Interstate No. 5), as conveyed to the State of Washington by Deed dated August 3, 1955 and recorded September 22, 1955, in Volume 273 of Deeds, page 548, under Auditor's File No. 524515, EXCEPT Old Highway 99 along the East line thereof,

EXCEPTING THEREFROM, the following described tract:

Beginning at the Southeast corner of said tract;
thence North a distance of 330 feet along the West line of North Garl Street (now Burlington Blvd.);
thence West parallel to the South line 132 feet;
thence South parallel to North Garl Street 330 feet;
thence East 132 feet along the South line to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.



EXHIBIT A
Description

NEW PARCEL "C"

A portion of the following described Parcels "A", "B", and "C", in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and in the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, all in Section 31, Township 35 North, Range 4 East, W.M., said portion being more particularly described as follows:

Commencing at the Northeast corner of said Section 31;
thence South $02^{\circ}06'59''$ West 1036.41 feet along the East line of said Section;
thence South $89^{\circ}50'36''$ West 57.08 feet to the westerly margin of Primary State Highway No. 1, also being the westerly margin of Burlington Boulevard;
thence continue South $89^{\circ}50'36''$ West 180.86 feet;
thence South $75^{\circ}16'00''$ West 525.59 feet to a point of curvature;
thence southwesterly along the arc of said curve to the left having a radius of 698.24 feet, through a central angle of $41^{\circ}06'51''$; an arc distance of 501.04 feet to a point of tangency;
thence South $34^{\circ}09'09''$ West 118.33 feet to the North line of the South 389.88 feet of said North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, and the TRUE POINT OF BEGINNING;
thence continue South $34^{\circ}09'09''$ West 320.87 feet to the easterly right of way margin of said State Highway 1, (now Interstate No. 5), and a point on a curve, the center of said curve being South $63^{\circ}49'59''$ East 2764.79 feet;
thence Southerly along the arc of said curve to the left having a radius of said 2764.79 feet, through a central angle of $02^{\circ}45'36''$, an arc distance of 133.19 feet to the South line of said North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$;
thence South $89^{\circ}09'19''$ East 1255.86 feet along said South line to a point that is North $89^{\circ}09'19''$ West 132.00 feet from the West line of North Garl Street (now Burlington Blvd.);
thence North $02^{\circ}22'25''$ East 330.00 feet parallel with said West line of North Garl Street;
thence South $89^{\circ}09'19''$ East 132.00 feet parallel with said South line to said West line of North Garl Street;
thence North $02^{\circ}22'25''$ East 60.02 feet along said West line to a point that is South $89^{\circ}09'19''$ East from the TRUE POINT OF BEGINNING;
thence North $89^{\circ}09'19''$ West 1168.02 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, restrictions, exceptions and other instruments of record.



NEW PARCEL "C", Page 2

PARCEL "A"

That portion of the South 410 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M. lying East and South of Primary State Highway No. 1 (now Interstate No. 5), as conveyed to the State of Washington by Deed recorded September 22, 1955, under Auditor's File No. 524515, and as condemned by the State of Washington by Decree entered in Skagit County Superior Court Cause Nos. 24859 and 25266, EXCEPT Old Highway 99 along the East line thereof.

PARCEL "B"

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M., lying East and South of Primary State Highway No. 1 (now Interstate No. 5), as conveyed to the State of Washington by Deed recorded September 22, 1955, under Auditor's File No. 524515, and as condemned by the State of Washington by Decree entered in Skagit County Superior Court Cause Nos. 24859 and 25266, EXCEPT the South 410 feet thereof; AND EXCEPT Old Highway 99 along the East line thereof.

PARCEL "C"

That portion of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M., lying East of Primary State Highway No. 1 (now Interstate No. 5), as conveyed to the State of Washington by Deed dated August 3, 1955 and recorded September 22, 1955, in Volume 273 of Deeds, page 548, under Auditor's File No. 524515, EXCEPT Old Highway 99 along the East line thereof,

EXCEPTING THEREFROM, the following described tract:

Beginning at the Southeast corner of said tract;
thence North a distance of 330 feet along the West line of North Garl Street (now Burlington Blvd.);
thence West parallel to the South line 132 feet;
thence South parallel to North Garl Street 330 feet;
thence East 132 feet along the South line to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

EXHIBIT B
Easement Area

A portion of the South 25 feet of NEW PARCEL "C" as described in "Quit Claim Deed" for the Einar C. Knutzen Testamentary Trust Boundary Line Adjustment, recorded July 28, 2003, as Auditor's File No. 200307280292 and corrected by Quit Claim Deed recorded September 11, 2003, as Auditor's File No. 200309110133, in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and in the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, all in Section 31, Township 35 North, Range 4 East, W.M., said portion lying Westerly of the Easterly line of that easement granted to Drainage District No. 14 of Skagit County, Washington, a municipal corporation, by instrument dated February 15, 1951, and recorded under Auditor's File No. 456951, in Volume 243 of Deeds, page 394, records of Skagit County, Washington,

TOGETHER WITH a 25 foot strip of land lying southeasterly of and adjoining the easterly right of way margin of State Highway 1, (now Interstate No. 5), in NEW PARCEL "B" and said NEW PARCEL "C" as described in said "Quit Claim Deed" for the Einar C. Knutzen Testamentary Trust Boundary Line Adjustment, recorded July 28, 2003, as Auditor's File No. 200307280292 and corrected by Quit Claim Deed recorded September 11, 2003, as Auditor's File No. 200309110133, said 25 foot strip lying Westerly of the Easterly line of that easement granted to Drainage District No. 14 of Skagit County, Washington, a municipal corporation, by instrument dated February 15, 1951, and recorded under Auditor's File No. 456951, in Volume 243 of Deeds, page 394, records of Skagit County, Washington,

TOGETHER WITH a portion of that said easement granted to Drainage District No. 14 of Skagit County, Washington, under Auditor's File No. 456951, that lies within said NEW PARCEL "B" as described in said "Quit Claim Deed" for the Einar C. Knutzen Testamentary Trust Boundary Line Adjustment, recorded July 28, 2003, as Auditor's File No. 200307280292 and corrected by Quit Claim Deed recorded September 11, 2003, as Auditor's File No. 200309110133.

SUBJECT TO and TOGETHER WITH easements, restrictions, exceptions and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.



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