



200402020104
Skagit County Auditor

2/2/2004 Page 1 of 3 12:17PM

Name: Hansell Mitzel LLC

Address: 1043 Goldenrod Road #201

City and State: Burlington, WA 98233

Tax Account Number: P119820 and P119831
Escrow #: JM-1138

QUIT CLAIM DEED EASEMENT


THE GRANTOR John H. Nieder and Trina J. Nieder, husband and wife, as to Lot 7 and Hansell Mitzel LLC as to Lot 18, for and in consideration of an easement without consideration conveys and quit claims to Hansell Mitzel LLC, 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(s) therein:

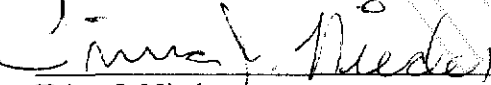
A non-exclusive easement for ingress, egress and utilities over, across and under those portions of Lots 7 and 18 "SKAGIT VIEW ESTATES", as per plat recorded November 15, 2002 as Skagit County Auditor's File No. 200211150098 lying Westerly of a line drawn parallel with and 40 feet East of the East line of those certain tracts in the Southwest ¼ of the Southeast ¼ of Section 29, Township 34 North, Range 4 East, W.M. conveyed to Hansell Mitzel LLC by deeds recorded as Skagit County Auditor's File Numbers 200310200332 and 200310200333 and lying Northerly of the Easterly extension of the South line of the property described in said deed recorded as Auditor's File No. 200310200333.

This easement replaces that portion of those easements terminated by Auditor's File No. 200310290097 that was not intended to be terminated. This easement is for the benefit of the properties described on said Auditor's File Nos. 200310200332 and 200310200333.

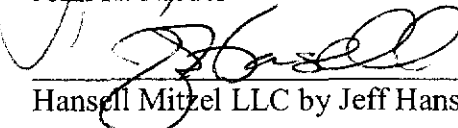
Dated this 2ND day of FEBRUARY, 2004.



John H. Nieder



Trina J. Nieder



Hansell Mitzel LLC by Jeff Hansell

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Representative Capacity

County of _____

I certify that I know or have satisfactory evidence that JEFF HANSELL
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 CO MANAGING MEMBER
_____ of

HANSELL MITZOR LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



Wendy M. Verdum
Notary Public in and for the State of Washington,
residing at _____

My appointment expires 8-19-07

~~SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
An amount Paid \$ _____
By _____
Skagit Co. Treasurer
Deputy
FEB 02 2004~~

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 02 2004

An amount Paid \$ _____
By _____
Skagit Co. Treasurer
Deputy

This jurat is page _____ of _____ and is attached to _____



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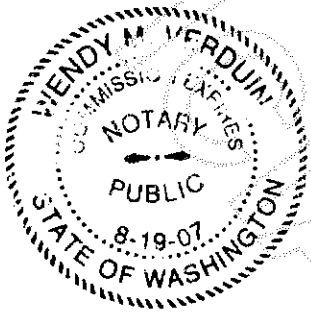
STATE OF WASHINGTON, }
County of } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me JOHN H. & TRINA J. NIEDSR
_____ to me known

to be the individual(s) 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 this 2ND day of FEBRUARY, 2004



Wendy M. Verdun
Notary Public in and for the State of Washington,
residing at _____

My appointment expires 8-19-07

STATE OF WASHINGTON, }
County of } ss.

ACKNOWLEDGMENT - Corporate

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared _____

_____ and _____ to me known to be the
_____ President and _____ Secretary, respectively, of _____

_____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

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

My appointment expires _____

This jurat is page _____ of _____ and is attached to _____



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