



200403110110

Skagit County Auditor

3/11/2004 Page

1 of

6 3:19PM

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P.O. Box 47338
Olympia, WA 98504-7338

FIRST AMERICAN TITLE CO.

67820

Document Title: Easement

Reference Number of Related Document: N/A

Grantor(s): Uptowne Centre, L.L.C.; Skagit Valley Food Co-op

Legal Description: Ptn of Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block 9, Supplemental Plat of Gates' 1st and 2nd Additions to Mount Vernon, Vol. 2 of Plats, page 95(98)

Additional Legal Description is on Page(s) 6 of Document

Assessor's Tax Parcel Number(s): 37000-009-002-0006 - P52061; 3700-009-004-0004 - P52062; 3700-009-006-0002 - P52063; 3700-009-008-0109 - P52065; and 3700-009-008-0208 - P52066

EASEMENT

State Route 536, Mount Vernon 3rd St. Intersection

The Grantor, UPTOWNE CENTRE, L.L.C., a Washington limited liability company, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and warrants unto the **STATE OF WASHINGTON** and its assigns, an Easement over, under, upon and across the hereinafter described lands for the purposes of constructing a bridge structure, together with the perpetual right to access and maintain said bridge structure, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain.

Said lands being situated in Skagit County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

It is understood and agreed that delivery of this Easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of

EASEMENT


Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Transportation, by the Director of Real Estate Services.

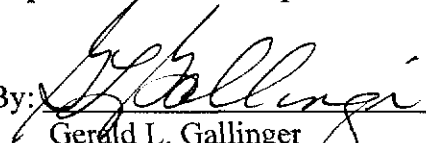
Dated Jan. 30, 2004


Accepted and Approved:

UPTOWNE CENTRE, L.L.C.,
a Washington limited liability company

STATE OF WASHINGTON
Department of Transportation

By: 
LAWRENCE W. PIRKLE,
Manager/Executor/Member

By: 
Gerald L. Gallinger
Director, Real Estate Services

By: 
DR. RICHARD A. BERTELSEN,
Manager/Executor/Member

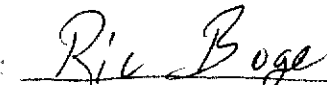
Date: March 9, 2004


By: 
JANIS J. BERTELSEN,
Manager/Executor/Member

LESSEE'S CONSENT

SKAGIT VALEY FOOD CO-OP,
a not for profit corporation

By: 
FRANCES AMBROSE, President

By: 
Ric Boge, Treasurer

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
MAR 11 2004
Amount Paid \$
Skagit County Treasurer
By:  Deputy



EASEMENT

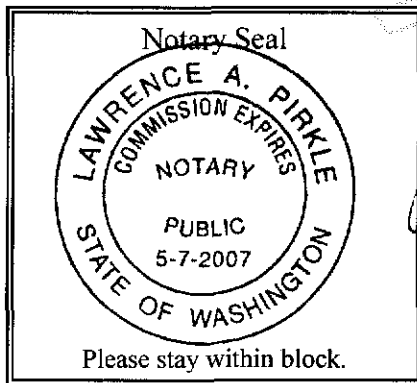
STATE OF WASHINGTON)

: ss.

County of Skagit)

On this 30 day of January, 2004, before me personally appeared LAWRENCE W. PIRKLE, to me known to be the manager/executor/member of UPTOWNE CENTRE, L.L.C., a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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



Lawrence A. Pirkle
Notary (print name) Lawrence A. Pirkle
Notary Public in and for the State of Washington,
residing at Mt. Vernon
My Appointment expires 5-7-07



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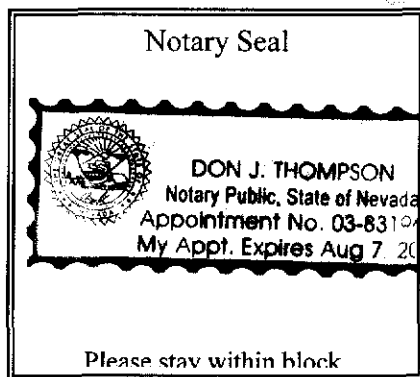
Skagit County Auditor


EASEMENT

STATE OF NEVADA)
)
 : ss.
County of CLARK)

On this 7th day of February, 2004, before me personally appeared DR. RICHARD A. BERTELSEN and JANIS J. BERTELSEN, to me known to be the managers/executors/members of UPTOWNE CENTRE, L.L.C., a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

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



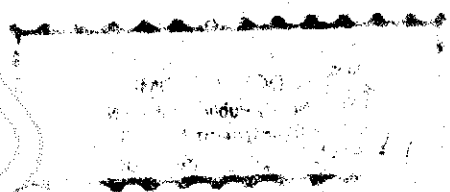

Notary (print name) Don J Thompson
Notary Public in and for the State of Nevada
Residing at Las Vegas
My Appointment expires 8/7/07



200403110110
Skagit County Auditor

hij-23-04

UNOFFICIAL DOCUMENT

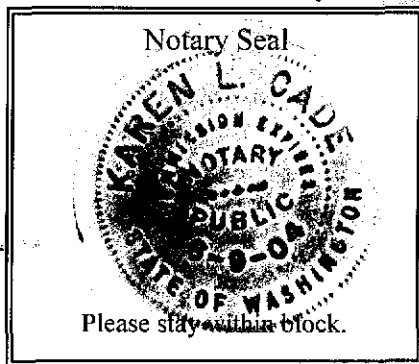


EASEMENT

STATE OF WASHINGTON)
)
 : ss.
County of Skagit)

On this 21st day of January, 2004, before me personally appeared FRANCES AMBROSE, to me, known to be the President of SKAGIT VALLEY FOOD CO-OP, ^{and Ric Boice, Treasurer} the corporation that executed the foregoing instrument, and acknowledged 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 he/she/they was/were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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



Karen L. Cade
Notary (print name) Karen L. Cade
Notary Public in and for the State of Washington,
residing at Mount Vernon
My Appointment expires 6-9-2004



EASEMENT

EXHIBIT A

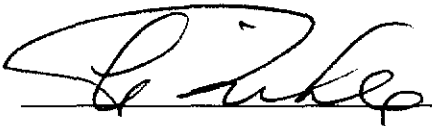
All that portion of the hereinafter described PARCEL "A" lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) A 13+58.62 on the A line survey of SR 536, Mount Vernon 3rd St. Intersection and 35 feet northwesterly therefrom; thence northwesterly to a point opposite said HES A 13+58.62 and 45 feet northwesterly therefrom; thence northeasterly parallel with and/or radially from said A line survey to a point opposite HES A 14+62.98 thereon; thence southeasterly to a point opposite HES A 14+62.09 on said line survey and 35 feet northwesterly therefrom; thence southwesterly parallel with and/or radially from said A line survey to the point of beginning.

PARCEL "A"

Lots 1, 2, 3, 4, 5, 6 and the west half of Lots 7 and 8, Block 9, Supplemental Plat of Gates' 1st and 2nd Additions to Mount Vernon, Skagit County, Washington, as per plat recorded in Volume 2 of Plats, page 95(98), records of Skagit County;
EXCEPT Easterly 6 feet of Lots 1, 2, 3, 4 and westerly 6 feet of Lots 5, 6, 7 and 8 for alley as conveyed to the City of Mount Vernon by deeds recorded under Recording Nos. 182578, 182580, 182585, 182586, and 184389.

The lands herein described contain an area of 1,002 square feet, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval November 22, 2002, revised March 14, 2002.

Reviewed:



Dated: Jan. 30



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Skagit County Auditor