

AFTER RECORDING RETURN TO:

CHANNELVIEW LLC

P.O. BOX 650

BURLINGTON WA 98232



200404090078

Skagit County Auditor

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COVER SHEET

Document Title: Declaration of Easement

Reference Number(s) of Documents Assigned or Released: N/A

Grantor(s): Channel View, LLC

Grantee(s): Channel View LLC
Public

Abbreviated Legal Description: Lots 1-5, CHANNEL VIEW, AFN 200009190049

Assessor's Property Tax Parcel/Account Number(s):

4761-000-001-0000/P117189

4761-000-002-0000/P117191

4761-000-003-0000/P117193

4761-000-004-0000/P117195

4761-000-005-0000/P117197

AFTER RECORDING RETURN TO:

Name _____

Address _____

City, State, Zip _____

DECLARATION OF EASEMENT

This Declaration of Easement is made by Channel View, LLC, a Washington limited liability company, as follows:

Recitals

Channel View, LLC, a Washington limited liability company, hereafter referred to as Channel View or Declarant, is the owner of the following described property:

Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, and 5, CHANNEL VIEW, according to the plat thereof recorded September 19, 2000, under Auditor's File No. 200009190049, records of Skagit County, Washington.

Situate in Skagit County, Washington.

The Declarant wishes to create an easement for utilities over, under, and across portions of Lots 1-B, 2-A, 2-B, 3-A, 3-B, and 5 for the benefit of the above referenced lots within the plat of Channel View.

Easement and Restrictions

THEREFORE, the Declarant creates and conveys an easement for utilities, including the maintenance, repair and replacement thereof, to the present and future owners of Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, and 5, within the plat of CHANNEL VIEW, over those portions of Lots 1-B, 2-A, 2-B, 3-A, 3-B, and 5, plat of CHANNEL VIEW, as described on EXHIBIT A, attached hereto (the "easement area").

Dated April 9th 2004.



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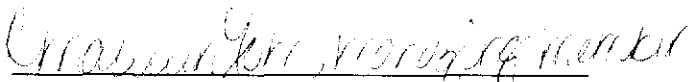
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CHANNEL VIEW, LLC

By:


MICHAEL V. FOHN, Member


MAUREEN FOHN, Member

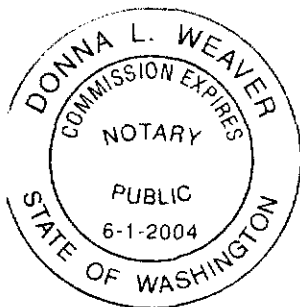
STATE OF WASHINGTON)

SS

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MICHAEL V. FOHN and MAUREEN FOHN are the persons who appeared before me, and said persons acknowledged that they signed this instrument and on oath stated that they are authorized to execute the instrument and acknowledged it as members of CHANNEL VIEW, LLC, a Washington limited liability company, to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

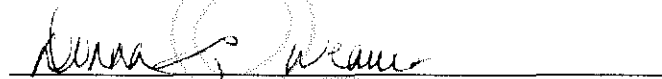
Dated: ~~December~~ ^{April} 9, 2004.



Easement
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

APR 09 2004

Amount Paid \$0
Skagit County Treasurer
By: *mem* Deputy



Printed Name: DONNA L. WEAVER
NOTARY PUBLIC in and for the State of
Washington, residing at Dwight

My appointment expires: June 1, 2004

Channel View Easement Restrictions

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EXHIBIT A
Easement Area

A non-exclusive mutually beneficial easement for utilities and maintenance thereof over, under and across portions of Lots 1B, 2A, 2B, 3A, 3B and 5 "Plat of Channel View", as per Plat recorded under Skagit County Auditor's File 200009190049, said easement being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1A, said "Plat of Channel View";
thence North 60°31'24" East along the North line of said Lot 1 A for a distance of 70.31 feet to the Northeast corner thereof and being the TRUE POINT OF BEGINNING of said easement;
thence South 4°22'50" along the easterly line of said Lot 1A for a distance of 16.56 feet to a point 15.00 feet southerly (as measured perpendicular) of the South line of said Lots 1B, 2A, 2B, 3A and 3B;
thence North 60°31'24" East parallel with said North line of Lot 1B, 2A, 2B, 3A, 3B for a distance of 409.61 feet, more or less, to the East line of said Lot 3B, also being the westerly right-of-way margin of Channel View Drive;
thence North 5°00'34" West along said East line of Lot 3B, also being the westerly margin of Channel View Drive, for a distance of 16.48 feet to the Northeast corner of said Lot B and a point of curvature;
thence along the arc of said curve (also being the East line of said Lot 5) to the left having a radius of 25.00 feet through a central angle of 47°09'44" an arc distance of 20.58 feet;
thence South 60°31'24" West for a distance of 20.31 feet;
thence South 29°28'36" East for a distance of 20.00 feet, to the South line of said Lot 5 (also being the North line of said Lot 3B) at a point bearing North 60°31'24" East from the TRUE POINT OF BEGINNING;
thence South 60°31'24" West along said North line of Lot 3B, 3A, 2B, 2A, and 1B (also being the South line of said Lot 5) for a distance of 389.41 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



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