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200411220200
Skagit County Auditor

11/22/2004 Page 1 of 3 1:59PM

Name: Hansell Mitzel LLC

Address: P.O. Box 2523

City and State: Mount Vernon, WA 98273

Tax Account Number: P 113903 and P 113844 to benefit P 113845 and P 113844
Escrow #: JM-1194

JM-1194-1

QUIT CLAIM DEED EASEMENT

THE GRANTOR Hansell Mitzel LLC, a Washington LLC, as to Lot 4 and Nookachamp Hills LLC, a Washington LLC and Nookachamp Hills Homeowner's Association, a Washington non-profit corporation, that is also known as the Nookachamp Hills PUD Property Owner's Association as to Tract "B"

for and in consideration of easement for no consideration

conveys and quit claims to Hansell Mitzel LLC, a Washington LLC

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 Lot 4 and Tract "B" of the "Plat of Nookachamp Hills Planned Unit Development, Phase I", as per plat recorded in Volume 17 of Plats, Pages 26 to 31, inclusive, as Auditor's File No. 9811020154 as more fully described on Exhibit "A" hereto.

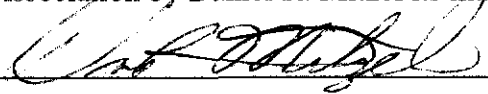
Said Easement on Lot 4 to be appurtenant to Lot 5 of said Plat and said Easement on Tract "B" to be appurtenant to Lots 4 and 5 of said Plat.

All costs to construct, maintain, repair and replace the driveway to be located upon both of said easements will be shared equally by the owners of said Lots 4 and 5, EXCEPT that any party damaging the driveway other than by normal wear and tear will be responsible for all costs to repair or replace the damaged portion of the driveway.

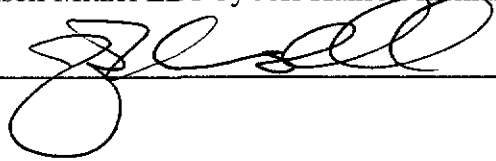
Both the easements set forth herein shall equally benefit Lots 4 and 5 and both easements are burdened by the following covenant: There will be NO PARKING upon either of the herein described easement portions of Lots 2 and 3.

Dated this 18th day of November, 2004.

Nookachamp Hills LLC for itself and as the Declarant of Nookachamp Hills Homeowner's Association by Daniel R. Mitzel its managing member



Hansell Mitzel LLC by Jeff Hansell its managing member



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 22 2004

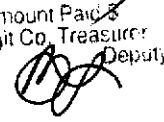
Amount Paid
By Skagit Co. Treasurer Deputy


EXHIBIT "A"

LOT 4:

A non-exclusive

20-foot Easement for Ingress, Egress and Utilities, over, under and across a portion of Lot 4 of the Plat of Nookachamp Hills Planned Unit Development, Phase 1 recorded in Volume 17 of plats at pages 26 to 31 under Auditors file no. 9811020154, being within a portion of the Northeast Quarter of Section 36, Township 34 North, Range 4 East, being 10.00 feet on both sides of the following described centerline:

Commencing at the Northeast corner of Tract "B" in said plat of Nookachamp Hills; Thence South $2^{\circ} 04' 11''$ East, along the East line of said Tract "B", a distance of 13.76; Thence Southwesterly along a non-tangent curve, concave to the Southeast, whose radius point bears South $27^{\circ} 51' 42''$ East 60.00 feet through a central angle of $19^{\circ} 23' 24''$ an arc distance of 20.31 feet to the Southerly line of said Tract "B" and the **TRUE POINT OF BEGINNING** of this centerline description; Thence continue along said curve through a central angle of $47^{\circ} 22' 49''$ an arc distance of 49.62 feet; Thence South $4^{\circ} 37' 55''$ East 17.71 feet to the Southerly line of said Lot 4 and the terminus of said centerline description.

The sidelines of said easement shall be extended or trimmed so as to form a continuous line across the grantors ownership.

TRACT "B":

A non-exclusive

20-foot Easement for Ingress, Egress and Utilities, over, under and across a portion of Tract "B" of the Plat of Nookachamp Hills Planned Unit Development, Phase 1 recorded in Volume 17 of plats at pages 26 to 31 under Auditors file no. 9811020154, being within a portion of the Northeast Quarter of Section 36, Township 34 North, Range 4 East, being 10.00 feet on both sides of the following described centerline:

Commencing at the Northeast corner of said Tract "B"; Thence South $2^{\circ} 04' 11''$ East, along the East line of said Tract "B", a distance of 13.76 feet to the **TRUE POINT OF BEGINNING** of this centerline description; Thence Southwesterly along a non-tangent curve, concave to the Southeast, whose radius point bears South $27^{\circ} 51' 42''$ East 60.00 feet through a central angle of $19^{\circ} 23' 24''$ an arc distance of 20.31 feet to the Southerly line of said Tract "B" and the terminus of said centerline description.

The sidelines of said easement shall be extended or trimmed so as to form a continuous line across the grantors ownership.



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Skagit County Auditor

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Dan R Mitze
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 managing member
of
Nookachamp Hills 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.

Shelly D. Payett
Notary Public in and for the State of Washington,
residing at
My appointment expires 11/29/07

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Representative Capacity

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 managing member
of
Hansell Mitze 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.

Shelly D. Payett
Notary Public in and for the State of Washington,
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