

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:



200501040003  
Skagit County Auditor

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**EASEMENT**

Grantor (s) DEBORAH OSBURN, an unmarried individual  
Grantee (s) NORDCO GROUP, LLC, a Washington limited liability company  
CRAIG E. CAMMOCK, a single man, CHRIS E. CAMMOCK, a married man  
as his separate property, CARYN R. RUUD, a married woman as her separate  
property; CHRIS E. CAMMOCK & SHAUN M. CAMMOCK, husband and  
wife

Additional Grantor(s) on page(s)

Additional Grantee(s) on page(s)

Abbreviated Legal: Lot 20, Little Mountain Addition No. 2

Additional Legal on page(s)

Assessor's Tax Parcel No's: P102992, 4601-000-020-0009

<sup>#15</sup>  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 04 2005 1780

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

**THIS AGREEMENT** (the "Agreement"), is made the date set forth below, by and between DEBORAH OSBURN, an unmarried individual, (hereinafter "Grantor") and NORDCO GROUP, LLC, a Washington limited liability company, CRAIG E. CAMMOCK, a single man, CHRIS E. CAMMOCK, a married man as his separate property, CARYN R. RUUD, a married woman as her separate property; and CHRIS E. CAMMOCK & SHAUN M. CAMMOCK, husband and wife, (collectively referred to hereinafter as "Grantee") who hereby agree as follows:

- 1) DEBORAH OSBURN, an unmarried individual, is the owner of the following described parcel of property in Skagit County, Washington: (hereinafter "Grantors' Parcel")

*Lot 20, "LITTLE MOUNTAIN ADDITION NO. 2", as per plat recorded in Volume 15 of Plats at page 81 through 83, inclusive, in the records of Skagit County, Washington.*

*Situate in the County of Skagit, State of Washington.*

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- 2) NORDCO GROUP, LLC, a Washington limited liability company, CRAIG E. CAMMOCK, a single man, CHRIS E. CAMMOCK, a married man as his separate property, CARYN R. RUUD, a married woman as her separate property; and CHRIS E. CAMMOCK & SHAUN M. CAMMOCK, husband and wife are the owners of the following described parcels (hereinafter "Grantees' Parcels")

*Lot 1 and Lot 2, Short Plat No. 18-87, approved June 22, 1987, recorded June 24, 1987 in Book 7 of Short Plats, page 183, under Auditor's File No. 8706240025 and being a portion of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M.*

TOGETHER WITH

*That portion of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:*

*Beginning at the Southeast corner of said subdivision;  
thence North 1 degrees 23' East 649.45 feet to the Northeast corner of said subdivision;  
thence South 89 degrees 26'28" West along the North line of said subdivision a distance of 105.0 feet;  
thence South 1 degrees 43' West parallel to the East line of said subdivision to the South line of said subdivision;  
thence North 89 degrees 07' East along the South line of said subdivision a distance of 105.0 feet, more or less, to the point of beginning,*

TOGETHER WITH

*The Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M.*

*All situate in the County of Skagit, State of Washington.*

- 3) EASEMENT: The easement conveyed herein is more particularly described as follows:

A non-exclusive easement for installation, maintenance and repair of pipe and other improvements necessary for the discharge of sanitary sewer, storm water and other utilities, which easement shall be over, under and across the Grantee's property described as follows:

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Beginning at the southeast corner of Lot 20, "LITTLE MOUNTAIN ADDITION NO. 2", as per plat recorded in Volume 15 of Plats at page 81 through 83, inclusive, in the records of Skagit County, Washington, which shall be the true point of beginning;  
thence west along the south line of Lot 20 a distance of 20 feet;  
thence north along a line parallel to the east line of Lot 20 to the north line of Lot 20;  
thence 20 feet to the northeast corner of Lot 20;  
thence south along the east line of Lot 20 to the point of beginning.

Situate in Skagit County, Washington.

- 4) **TERMINATION OF EASEMENTS:** This easement shall remain in effect in perpetuity, until terminated by the mutual written and recorded agreement of the Grantor and Grantees, or by the operation of law. Failure of Grantees to install any improvements in the easement area shall not operate in any manner to terminate this Easement.
- 5) **WORK IN THE EASEMENT AREA:** Any use of the Easement by the Grantees shall be at the sole cost and expense of the Grantees. In the event that Grantees perform work in the easement area, Grantee shall restore the work area upon completion of work to a condition substantially similar to the condition of the work area prior to commencement of work, including replacement of all landscaping and fences. Grantees shall indemnify and hold Grantor harmless from any and all damages arising from the sole negligence of Grantees and which damages are related to any work performed in the easement area by Grantees or their contractors.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein and in consideration of ten dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 6) Grantor, hereby grants and conveys to Grantees the easement, over under and across Grantor's Parcel, which Easement is more particularly described above.
- 7) This easement is to be held by Grantees, their heirs and successors and assigns as appurtenant to Grantees' Parcel. The benefits, burdens and covenants of this easement and this Agreement shall be deemed to run with the land and bind the owners of Grantees' Parcel and Grantor's Parcel, and their respective heirs, successors, and assigns and all persons possessing the property by, through and under the parties hereto and their respective heirs, successors and assigns.

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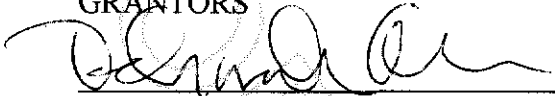
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IN WITNESS WHEREOF, the parties signed this Easement Agreement as of this 30 day of December, 2004.

GRANTORS



DEBORAH OSBURN

GRANTEES



CRAIG CAMMOCK, individually; as Manager of Nordco Group, LLC, as power of attorney for Caryn R. Ruud; as power of attorney for Chris Cammock; as power of attorney for Shaun Cammock

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State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that DEBORAH OSBURN, is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

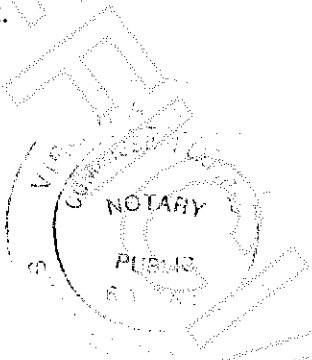
Dated: 12/30/04

Virginia S. Voigt  
(Signature)

NOTARY PUBLIC  
**VIRGINIA S. VOIGT**

Print Name of Notary

My appointment expires: 6/1/05



State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that CRAIG E. CAMMOCK is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

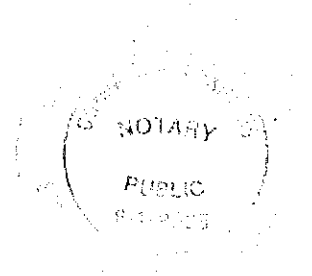
Dated: 12/30/04

Virginia S. Voigt  
(Signature)

NOTARY PUBLIC  
**VIRGINIA S. VOIGT**

Print Name of Notary

My appointment expires: 6/1/05



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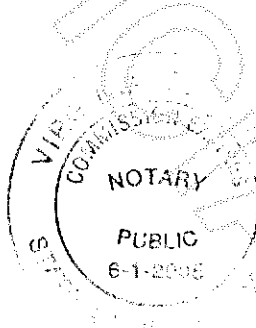


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State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that CRAIG E. CAMMOCK 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 Manager of Nordco Group, LLC; as the Power of Attorney for Caryn R. Ruud; as the Power of Attorney of Chris E. Cammock; and as the Power of Attorney of Shaun M. Cammock, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 12/30/04  
Virginia S. Voigt  
(Signature)  
NOTARY PUBLIC  
**VIRGINIA S. VOIGT**

Print Name of Notary  
My appointment expires: 6/1/05

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