



200501200099
Skagit County Auditor

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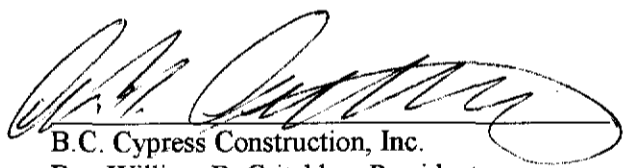
Parcel No.: P117107; P117108; P117109
Legal Desc.: Ptn Lots 72, 73 & 74, Tinas Coma

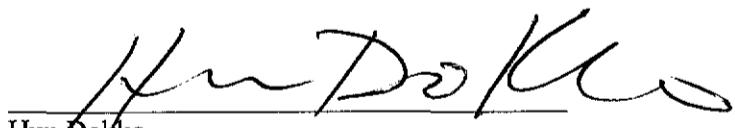
EASEMENT


THE GRANTORS, BC Cypress Construction, Inc., a Washington corporation, Hun Dokko and Soon H. Dokko, husband and wife, and Patrick Grant and Grace Grant, husband and wife, for and in consideration of Granting of Easement rights and no other consideration, convey to Todd N. Troutman and Sandee A. Troutman, husband and wife, BC Cypress Construction, Inc., a Washington corporation, Hun Dokko and Soon H. Dokko, husband and wife, and Patrick Grant and Grace Grant, husband and wife, **THE GRANTEES**, and to their heirs, successors and assigns in ownership of the properties described on Exhibit "B" attached hereto, a non-exclusive easement for drainage purposes over, under and across the following described tract:

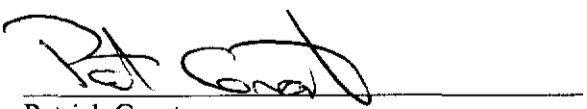
As attached hereto as Exhibit "A"

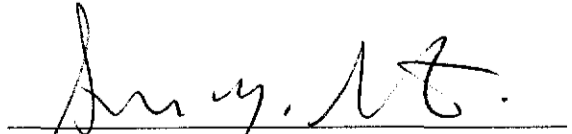
This Easement Agreement is executed the 20 day of January, 2005.


B.C. Cypress Construction, Inc.
By: William B. Critchley, President


Hun Dokko


Soon H. Dokko


Patrick Grant


Grace Grant

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JAN 20 2005

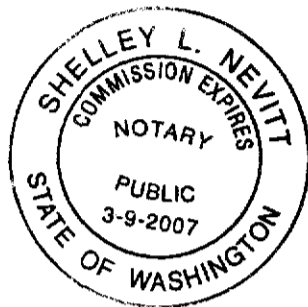
Amount Paid \$
Skagit County Treasurer
By:  Deputy

STATE OF WASHINGTON }
 }
 } ss
 }
County of Skagit }

I hereby certify that I know or have satisfactory evidence that William B. Critchley is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of BC Cypress Constrution, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 20 day of January, 2005.

Shelley L. Nevitt
Notary Public in and for the State of Washington, residing at Mount Vernon
My appointment expires 3-9-2007

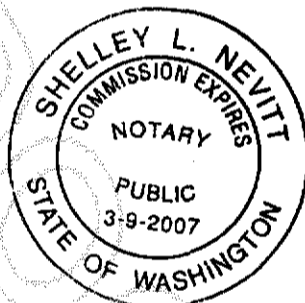


STATE OF WASHINGTON }
 }
 } ss
 }
County of Skagit }

I certify that I know or have satisfactory evidence that Hun Dokko and Soon H. Dokko are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 20 day of January, 2005.

Shelley L. Nevitt
Notary Public in and for the State of Washington, residing at Mount Vernon
My appointment expires 3-9-2007



STATE OF WASHINGTON }
 }
 } ss
 }
County of Skagit }

I certify that I know or have satisfactory evidence that Patrick Grant and Grace Grant are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 19 day of January, 2005.

Shelley L. Nevitt
Notary Public in and for the State of Washington, residing at Mount Vernon
My appointment expires 3-9-2007



200501200099
Skagit County Auditor

January 14, 2005

LEGAL DESCRIPTION: Drainage Easement in Favor of Lots 71-74 Plat of Tinas Coma

A 10-foot strip lying within lots 72, 73, and 74, Plat of Tinas Coma, as recorded under Auditor's File No. 200008110004, records of Skagit County, Washington, lying five feet on each side of the following described centerline:

Commencing at the Northeast corner of Lot 72, of said Plat of Tinas Coma; **thence** North 76° 08' 30" West a distance of 77.80 feet to the **TRUE POINT OF BEGINNING** of the centerline of said 10-foot strip of land; **thence** South 16° 13' 47" West a distance of 35.89 feet; **thence** South 10° 15' 22" West a distance of 34.48 feet; **thence** South 19° 07' 47" West a distance of 49.44 feet; **thence** South 20° 31' 02" West a distance of 64.19 feet; **thence** South 22° 41' 58" West a distance of 73.85 feet; **thence** South 25° 24' 59" West a distance of 91.02 feet; **thence** South 14° 41' 00" West a distance of 21.27 feet; **thence** South 20° 56' 02" West a distance of 18.24 feet; **thence** South 28° 45' 19" West a distance of 18.23 feet; to the Northerly margin of an existing 20-foot utility easement as shown on said Plat of Tinas Coma, and the **terminus** of said centerline 10-foot strip of land; **thence** South 53° 37' 32" East along the Northerly margin of said utility easement a distance of 43.17 feet to the Westerly margin of Overlook Lane to which the radius point bears South 58° 47' 00" East a distance of 325.00 feet; **thence** following said Westerly margin of Overlook Lane along a curve to the left through a central angle of 3° 33' 09" for an arc distance of 20.15 feet to the Southeast corner of said Lot 74.

The margins of said 10-foot of land shall be lengthened or shortened to intersect with North line of said lot 72 and the North line of said 20-foot utility easement following along the South line of lot 74.

Situate in the County of Skagit, State of Washington.



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Exhibit "B"

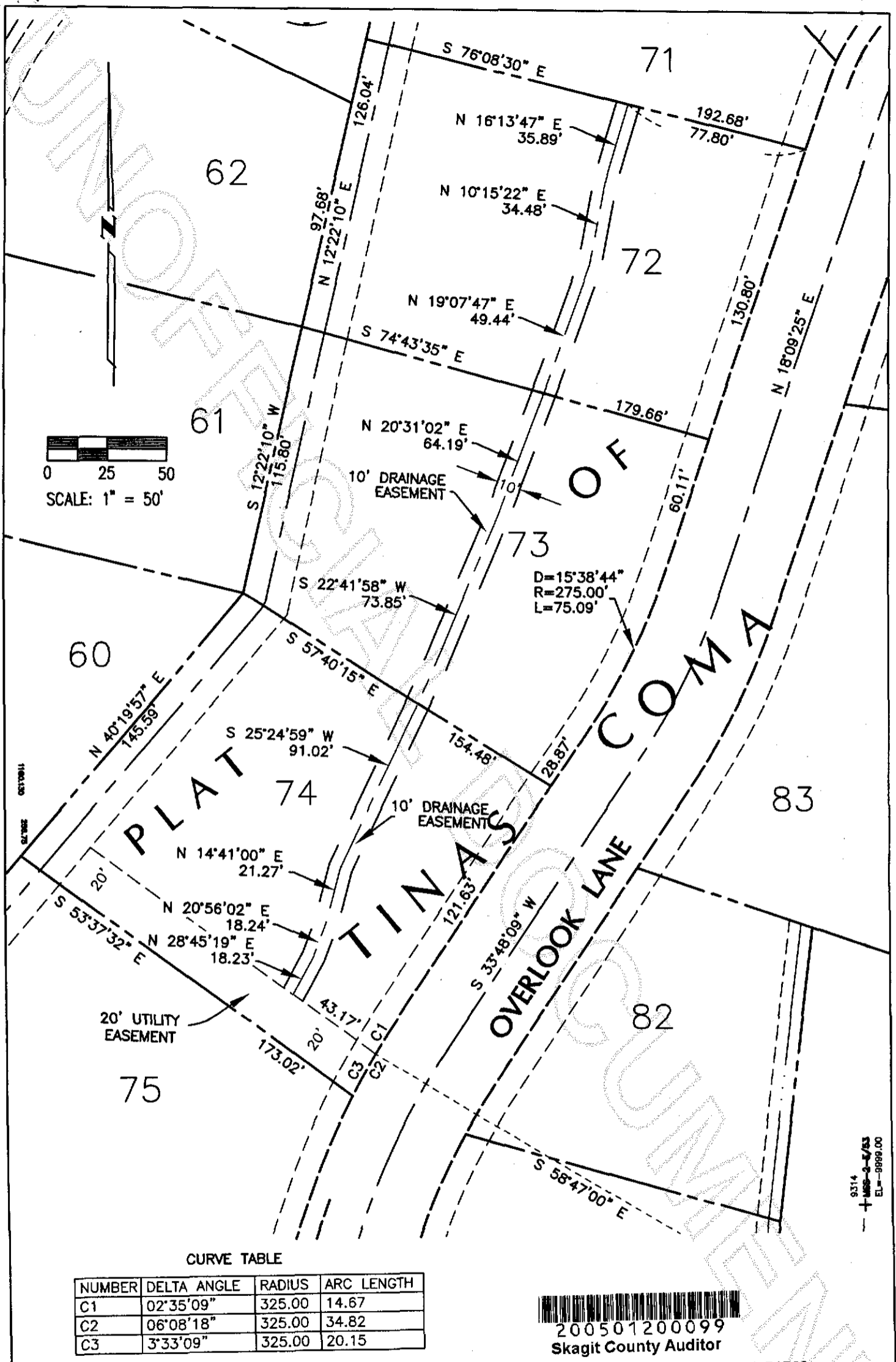
Lots 71, 72, 73 and 74, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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0 25 50
SCALE: 1" = 50'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	02°35'09"	325.00	14.67
C2	06°08'18"	325.00	34.82
C3	3°33'09"	325.00	20.15

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Leonard, Boudinot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
603 South First Street; P.O. Box 1228
Mount Vernon, WA 98273
Tel 360-336-5751 Fax 360-336-3981

EXHIBIT MAP
SHOWING DRAINAGE
EASEMENT THROUGH
LOTS 72-74, PLAT OF TINAS COMA
JANUARY 2004
J/N 05002