



200501280118

Skagit County Auditor

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Parcel No.: 351107-0-014-0003/P45887

Legal Desc.: Ptn Gov. Lot 4, 7-35-11

m-149.59

EASEMENT

THE GRANTOR, Superior Cycle, LLC, a Washington limited liability company, for and in consideration of Granting of Easement rights and no other consideration, conveys to Fran Little, LLC, a Washington limited liability company, **THE GRANTEE**, and to its successors and assigns in ownership of the property described on Exhibit "B" attached hereto, and any future subdivision thereof, a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract:

As attached hereto as Exhibit "A"

This Easement Agreement is executed the 21st day of January, 2005.



Superior Cycle, LLC
David P. Geerts, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 28 2005

Amount Paid \$
Skagit Co. Treasurer
By _____ Deputy



STATE OF Michigan }
 } SS
County of Muskegon }

I hereby certify that I know or have satisfactory evidence that David Geerts 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 Managing Member of Superior Cycle, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 21st day of January, 2005.

Kelly A. Pulsifer
Notary Public in and for the State of Michigan, residing
at Muskegon County

My appointment expires 5-11-2007



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Exhibit "A"

A non-exclusive easement for ingress, egress and utilities over under and across the North 50 feet of the below described Tract "X", and over, under and across that portion of the East 50 feet of the below described Tract "X" which lies Northerly of a line drawn Westerly at a point on the East line thereof that is 50 feet Southerly of the North line of Lot "B", Short Plat No. PL-03-0078, approved November 22, 2004 and recorded November 29, 2004, under Auditor's File No. 200411290178.

TRACT "X":

The West 720 feet of Government Lot 4, Section 7, Township 35 North, Range 11 East, W.M.

EXCEPT the South 363.80 feet thereof.

Situate in the County of Skagit, State of Washington.



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Exhibit "A" B

That portion of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the Northeast corner of said Section;
thence South along the East line of said Section 595.81 feet to the true point of beginning;
thence South $0^{\circ}48'06''$ West, 1,844.67 feet;
thence North $88^{\circ}30'58''$ West, 1,334.58 feet, more or less, to the West line of said East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$;
thence North $1^{\circ}01'42''$ East, 1,837.11 feet;
thence North $32^{\circ}51'26''$ East, 51.01 feet;
thence South $86^{\circ}55'40''$ East, 1,301.16 feet to the point of beginning,

EXCEPTING THEREFROM the North 20 acres thereof.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as set forth in decree filed February 6, 1984, in Skagit County Superior Court Cause No. 83-3-00349-7 over and across the following described property:

The West 440 feet of the South 60 rods of Government Lot 9, Section 7, Township 35 North, Range 11 East, W.M., and also the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and the South 201.96 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and the South 14 feet of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and that portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ as reserved and excepted in deed recorded September 22, 1919, in Volume 114 of Deeds, page 636, described as follows:

Beginning at the Southeast corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and running West on the South line thereof, 100 feet;
thence Northeast to the East line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South to the point of beginning;

all being in Section 12, Township 35 North, Range 10 East, W.M.

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