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Skagit County Auditor

4/13/2005 Page 1 of 2 3:31PM

Filed for record at the request of:

J. Cook
26135 Minkler Rd.
Scard Woolley, WA 98284.
83675

DOCUMENT TITLE: DECLARATION OF UTILITY EASEMENT
GRANTOR: ELK PROPERTIES, L.L.C.
GRANTEE: ELK PROPERTIES, L.L.C.
LEGAL DESC.: Lot 3, Plat of Eagle Hill
TAX PARCEL NO.: 4660-000-003-0000 (P108403)

FIRST AMERICAN TITLE CO.
83675

DECLARATION OF UTILITY EASEMENT

ELK PROPERTIES, a Washington Limited Liability Company, the owner of the following described real property:

Lot 3 of "PLAT OF EAGLE HILL", as per plat recorded in Volume 16 of Plats, pages 67 and 68, records of Skagit County, Washington, EXCEPT that portion of Lot 3 described as follows:

Beginning at the northwest corner of said Lot 3; thence N 62°57'16"E along the north line of Lot 3, a distance of 45.00 feet; thence N 74°00'27"E along the north line of Lot 3, a distance of 373.47 feet; thence S 22°21'19"W, a distance of 277.25 feet to a point on the southerly line of said Lot 3; thence S 72°04'34"W along the southerly line of Lot 3, a distance of 333.08 feet; thence S 62°57'16"W along the southerly line of Lot 3, a distance of 60.00 feet to the southwest corner of Lot 3; thence N 27°02'44"W along the westerly line of Lot 3, a distance of 295.12 feet to the point of beginning.

does create by this instrument an easement for utility purposes over and across the northerly 10 feet of the westerly 195 feet, more or less, of that portion of Lot 3 of said "PLAT OF EAGLE HILL", as described above, for the benefit of the Grantor herein, and it's successors and assigns. This declaration or easement is for the specific purpose of accessing an existing electrical power transformer located on the above parcel of real property, and to provide for the installation and maintenance of power transmission lines to provide electrical power from such transformer to adjoining lots within the Plat of Eagle Hill.

This declaration of easement is intended to be a covenant running with the land and binding upon the present and future owners of said Lot 3, their heirs, successors and assigns and shall be considered perpetual in nature.

Dated: 4-12-05, 2005.

ELK PROPERTIES, L.L.C.

By: James A Cook Jr.
JAMES A. COOK, Jr., Manager

STATE OF WASHINGTON)
) ss.
County of SKAGIT)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 13 2005

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, James A. Cook, Jr., to me known to be the Manager of the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument

Witness my hand and official seal this 12 day of April, 2005.

Kim M. Kerr
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My appointment expires 12-15-2005

