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Skagit County Auditor

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Name: Paul D. EricsonAddress: 665 Peterson RoadCity and State: Burlington, WA 98233

FIRST AMERICAN TITLE CO.

JM 1214

ACCOMMODATION RECORDING ONLY

Tax Account Number: P122467 and P62630 to benefit P62617 and P105093

Escrow #: JM-1214

#1758

**STATUTORY WARRANTY DEED
EASEMENT**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

THE GRANTOR Skagit Synergy, LLC, a Washington LLC,

APR 18 2005

for and in consideration of \$1,000.00

Amount Paid \$ 17.00
By Skagit Co. Treasurer
Deputy

in hand paid, conveys and warrants to Paul D. Ericson and Marian K. Ericson, husband and wife,

the following described real estate, situated in the County of Skagit, State of Washington:

A non-exclusive easement for the installation, construction, maintenance, and incidental purposes associated therewith, of public and private utilities over, under and upon the real property described on Exhibit "A" hereto.

The property described on Exhibit "A" being portions of Tract 999 of the "Plat of West View East" and of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M.Said easement to benefit the Grantee's adjoining properties known as Tracts "A" and "B" of City of Burlington Short Plat No. BU-2-91 approved and recorded as Auditor's File No. 9209010001 being a portion of the West $\frac{1}{2}$ of the "Plat of the Burlington Acreage Property" as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington.Dated this 12 day of ^{April} ~~March~~, 2005.

SKAGIT SYNERGY, LLC BY:

EXHIBIT "A"

AN EASEMENT FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, AND INCIDENTAL PURPOSES ASSOCIATED THEREWITH, OF PUBLIC AND PRIVATE UTILITIES OVER, UNDER AND UPON, THE REAL PROPERTY HEREINAFTER DESCRIBED:

THOSE PORTIONS OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 30.00 FEET OF TRACT 999, "PLAT OF WEST VIEW EAST", AS PER PLAT APPROVED DECEMBER 30, 2004, AND RECORDED JANUARY 3, 2005, UNDER AUDITOR'S FILE NUMBER 200501030074.

TOGETHER WITH A 30.00 FOOT STRIP OF LAND, 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 999;

THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 88°11'48" WEST, A DISTANCE OF 15.00 FEET, TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING ALSO BEING ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 78.00 FEET, A RADIAL BEARING OF SAID CURVE, TO SAID POINT BEARS SOUTH 88°07'16" EAST;

THENCE LEAVING SAID SOUTH LINE OF SAID TRACT 999, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°20'40", AN ARC LENGTH OF 39.95 FEET, TO A TANGENT LINE;

THENCE ALONG SAID TANGENT LINE, SOUTH 31°13'24" WEST, A DISTANCE OF 14.60 FEET, TO A POINT ON A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 78.00 FEET;

THENCE SOUTHERLY, ALONG LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°04'24", AN ARC LENGTH OF 39.58 FEET, TO A POINT ON A TANGENT LINE;

THENCE, ALONG LAST SAID TANGENT LINE, SOUTH 02°09'00" WEST, A DISTANCE OF 80.76 FEET;

THENCE SOUTH 87°51'14" EAST, A DISTANCE OF 92.61 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF TRACT #49 OF THE PLAT OF THE "BURLINGTON ACREAGE PROPERTY", AS



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PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SAID COUNTY, LAST SAID POINT BEING THE TERMINUS OF SAID CENTERLINE.

THE MARGINS OF SAID EASEMENT OF WHICH THE CENTERLINE IS DESCRIBED HEREIN, SHALL BE EXTENDED OR SHORTED SO AS TO INTERSECT THE SOUTH LINE OF SAID TRACT 999, EACH SIDE OF THE TRUE POINT OF BEGINNING, AND ALSO WITH SAID EAST LINE OF THE WEST HALF OF THE WEST HALF OF TRACT #49 OF THE PLAT OF THE "BURLINGTON ACREAGE PROPERTY", EACH SIDE OF THE TERMINUS OF SAID CENTERLINE.



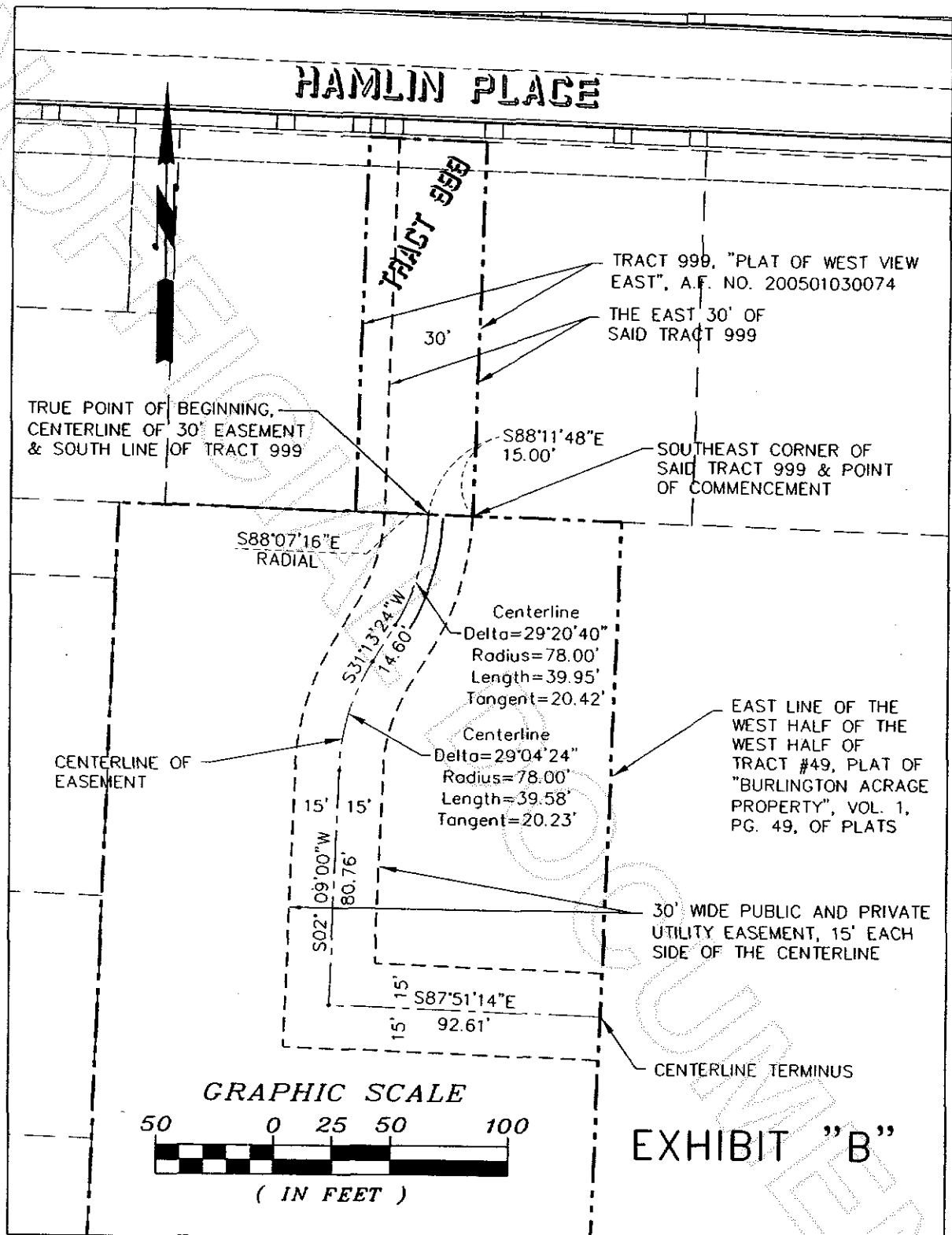
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STATE OF WASHINGTON, }

ss.

ACKNOWLEDGMENT - Representative Capacity

County of

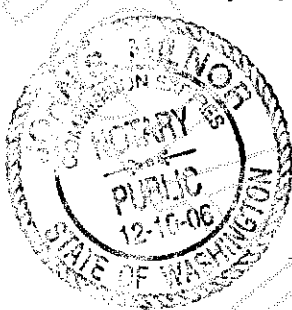
I certify that I know or have satisfactory evidence that Duane Youngrea and Tiffany Youngren
are the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the sole members

of

Skagit Synergy LLC, a Washington 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.



John B. Milnor
Notary Public in and for the State of Washington,
residing at Mount Vernon

My appointment expires 12-10-06

STATE OF WASHINGTON, }

ss.

ACKNOWLEDGMENT - Representative Capacity

County of

I certify that I know or have satisfactory evidence that _____
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 _____

of

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.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____



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