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Skagit County Auditor

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Parcel Nos.: 350419-1-012-0107/P36909; 350419-1-012-0008/P36885
Legal Desc.: Ptn S ½ NE 1/4, 19-35-4

EASEMENT

THE GRANTORS, Fast Break Enterprises, LLC, a Washington limited liability company, and JJMD Investments, LLC, a Washington limited liability company, for and in consideration of Granting of Easement rights and no other consideration, convey to Fast Break Enterprises, LLC, a Washington limited liability company, and JJMD Investments, LLC, a Washington limited liability company, **THE GRANTEES**, and to their heirs, successors and assigns 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 20 day of April, 2005.


Fast Break Enterprises, LLC
Jay Duffy, Managing Member


JJMD Investments, LLC
Jay Duffy, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 20 2005

Amount Paid \$
Skagit Co. Treasurer
By Deputy



STATE OF WASHINGTON

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} ss

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County of Skagit

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I hereby certify that I know or have satisfactory evidence that Jay Duffy 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 Fast Break Enterprises, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 12th day of April, 2005.

Sharon R. Anthony

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

SHARON R. ANTHONY
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-6-2005

My appointment expires 9-6-2005

STATE OF WASHINGTON

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} ss

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County of Skagit

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I hereby certify that I know or have satisfactory evidence that Jay Duffy 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 JJMD Investments, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 12th day of April, 2005.

Sharon R. Anthony

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LISSE & ASSOCIATES, PLLC

320 Milwaukee St PO Box 1109 Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "A"

February 7, 2005

Ingress, Egress and Utilities Easement

A non-exclusive mutually beneficial easement for ingress, egress and utilities (of varying widths) over, under, and across a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M. and also in a portion of Lots A and B, Skagit County Short Plat No. 22-82, approved July 29, 1982 and recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Skagit County Auditor's File No. 8207290006, which is also in a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M. said easement being more particularly described as follows:

Commencing at a point on the West line of said Lot B, Short Plat 22-82, 1,000.00 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;
thence South 20°11'00" East along said West line of Lot B, Short Plat No. 22-82 for a distance of 176.63 feet to an angle point on said West line;
thence South 37°46'43" East along said West line for a distance of 370.32 feet, more or less, to the Northwesterly corner of the South 40 feet of the West 200 feet of said Lot B (as measured along the West and South lines thereof);
thence North 52°13'17" East along the Northerly line of said South 40 feet of the West 200 feet for a distance of 200.00 feet to the Northeasterly corner thereof;
thence South 37°46'43" East along the Easterly line of said South 40 feet of the West 200 feet, or Easterly line extended, for a distance of 74.53 feet to the TRUE POINT OF BEGINNING;
thence North 16°04'59" West for a distance of 128.52 feet to a point of curvature;
thence along the arc of said curve to the right, having a radius of 530.00 feet, through a central angle of 30°23'30", an arc distance of 281.13 feet, more or less, to a point on a non-tangent curve, the center of which is at the said intersection of the centerline of Cook Road and Interstate 5;
thence along the arc of said curve to the right, concave to the South, having an initial tangent bearing of South 77°45'47" East, a radius of 1,000.00 feet, through a central angle of 3°26'18", an arc distance of 60.01 feet to a point on a non-tangent curve;
thence along the arc of said curve to the left, concave to the East, having an initial tangent bearing of South 14°21'13" West, a radius of 470.00 feet, through a central angle of 30°26'12", an arc distance of 249.67 feet to a point of tangency;
thence South 16°04'59" East for a distance of 36.49 feet:



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thence South 26°19'50" East for a distance of 150.00 feet to a point of non-tangent curvature;
 thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South 37°46'47" East a radius of 81.40 feet, through a central angle of 57°48'47", an arc distance of 82.13 feet to a point of tangency;
 thence North 84°24'30" East for a distance of 28.05 feet to a point of curvature;
 thence along the arc of said curve to the left, having a radius of 25.00 feet through a central angle of 90°00'00" an arc distance of 39.27 feet to a cusp on the West right-of-way margin of Old Highway 99, as shown on the face of said Short Plat No. 22-82;
 thence South 5°35'30" East along said West margin for a distance of 65.00 feet to a common corner for said Lots A and B, Short Plat No. 22-82;
 thence continue along said West margin South 5°35'28" East for a distance of 37.90 feet to a point of curvature;
 thence along the arc of said curve to the left having a radius of 5,780.00 feet, through a central angle of 0°16'03" an arc distance of 26.99 feet to a cusp;
 thence along the arc of said curve to the left, concave to the Southwest, having an initial tangent bearing of North 5°51'33" West, a radius of 25.00 feet, through a central angle of 89°43'57", an arc distance of 39.15 feet to a point of tangency;
 thence South 84°24'30" West for a distance of 28.12 feet to a point of curvature;
 thence along the arc of said curve to the right, having a radius of 118.60 feet through a central angle of 57°48'47", an arc distance of 119.67 feet to a point of tangency;
 thence North 37°46'43" West for a distance of 119.91 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

This easement conforms to portions of that certain non-exclusive road and utilities easement "Regency Place" shown on said Short Plat No. 22-82, but does not conform to the East line of Tract "X" described on Boundary Line Adjustment document recorded under Auditor's File No. 200309290164.



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