

200505050170
Skagit County Auditor
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Name: Robert Egerer

Address: 15946 Mountain Drive

City and State: Bow, WA 98232

Tax Account Number: P116702
Escrow #: JM-1222

FIRST AMERICAN TITLE CO.
JM-1222

QUIT CLAIM DEED

EASEMENT

THE GRANTOR The Starlight Group LLC, a Washington LLC,

for and in consideration of easement without consideration

conveys and quit claims to City of Burlington, a municipal corporation,

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

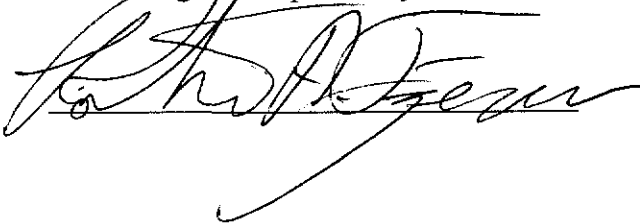
Two non-exclusive easements for drainage purposes over, across and under portions of Lot 2 of Burlington Binding Site Plan BSP 1-99 as more fully described on Exhibit "A" hereto and together with and subject to the provisions set forth below.

Said perpetual easements, include the perpetual right to enter upon the real estate above described at any time that the City may deem reasonably necessary to construct, maintain, repair and operate a drainage pipe line and related facilities, together with the right to excavate and refill ditches and trenches for the location of pipelines and mains, and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said pipelines and mains, and the further right of ingress to and egress from said described property for the foregoing purposes.

The CITY agrees to restore the area disturbed during the installation of a drainage pipeline by backfilling native or import material to 85% modified proctor test, to restore disturbed driveway areas with the material similar to the existing materials, to restore disturbed pasture areas with top soil at a depth of four (4) inches and to hydroseed with pasture grass seed; provided the GRANTOR, its heirs or assigns shall restrict livestock from the above described permanent easement for a period of thirty (30) calendar days after the initial date of actual use of said permanent easement and, furthermore, shall not construct any permanent structure over, upon or within the permanent easement.

Dated this 5th day of May, 2005.

The Starlight Group LLC by:



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 05 2005

Amount Paid \$
By Skagit Co. Treasurer Deputy

LPB-12
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EXHIBIT "A"

EASEMENT 1

That portion of Lot 2, City of Burlington Binding Site Plan BSP 1-99, recorded under Auditor's File Number 200005030015, records of Skagit County, Washington, described as follows:

Beginning at the northwest corner of said Lot 2; thence N89°09'00"E, along the north line of said Lot 2, a distance of 13.73 feet; thence S01°35'20"E a distance of 158.75 feet to the west line of said Lot 2; thence N06°31'29"W, along said west line, a distance of 159.52 feet, to the point of beginning.

EASEMENT 2

That portion of Lot 2, City of Burlington Binding Site Plan BSP 1-99, recorded under Auditor's File Number 200005030015, records of Skagit County, Washington, described as follows:

Beginning at the southwest corner of said Lot 2; thence N22°34'58"E, along the west line of said Lot 2, a distance of 49.55 feet; thence S01°35'20"E a distance of 31.66 feet; thence S51°19'47"W a distance of 22.50 feet to the south line of said Lot 2; thence S88°55'00"W, along said south line, a distance of 2.34 feet to the point of beginning.



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UNOFFICIAL DOCUMENT

N89°09'00"E

259.11

20' DRAINAGE EASEMENT
AF NO 9807200069

100' PSP&L AND DRAINAGE EASEMENT
AF NO 9502270096 & 9502270097

13.73

S01°35'20"E

159.52

158.75

N06°31'29"W

193.31

66 HWY 99
OLD DTG

LOT 2
BSP 1-99
AF NO 200005030015



SCALE 1"=30'

S01°35'20"E
31.66
N22°34'58"E
49.55

S01°35'20"E
31.66

S51°19'47"W
22.50

S88°55'00"W

256.17

2.34



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STATE OF WASHINGTON, } SS.

ACKNOWLEDGMENT - Representative Capacity

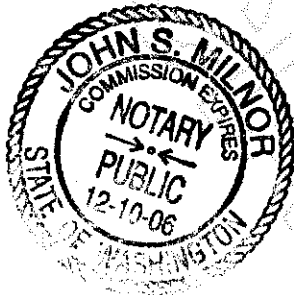
County of Skagit

I certify that I know or have satisfactory evidence that Robert A. Egerer
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 managing member
_____ of

The Starlight Group 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 S. 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 _____

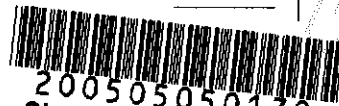
I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the _____
_____ of

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
residing at

My appointment expires _____



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