



200505180085

Skagit County Auditor

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AFTER RECORDING RETURN DOCUMENT TO:
FREDERICK FLEMMING
1124 WEST RACINE ST.
BELLINGHAM, WA 98229

DOCUMENT TITLE: *Deed of Easement*

GRANTORS: SAUK MT. VILLAGE L.L.C., a Washington Limited Liability Company

GRANTEE: GALEN KINDRED

ABBREVIATED LEGAL DESCRIPTION: SAUK MT. VIEW EST. NORTH PHASE 1 WILDFLOWER

ASSESSOR'S TAX/PARCEL NUMBER: P120387 AND P113471

DEED OF EASEMENT

The grantor, SAUK MT. VILLAGE L.L.C., a Washington Limited Liability Company, for and in consideration of \$1.00 and other valuable considerations, in hand paid, conveys to GALEN KINDRED a non-exclusive easement for ingress, egress and public and private utilities over the real estate shown on the drawing attached hereto as Exhibit A and more particularly described as follows:

TRACT Y (JOINT DRIVEWAYS) WITHIN THE PLAT OF "SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE 1 - WILDFLOWER" AS RECORDED UNDER AF NO. 200305090001, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE. *(See Exhibit A)*

This grant is made subject to the following special conditions:

A. This easement is granted for both construction and subsequent maintenance and operation of any driveway and utility facilities. Maintenance and repair of this easement will be the responsibility of the Sauk Mt. View Estates - North, Wildflower Home Owners Association, and the Grantee will be responsible for a pro-rata share of such costs, only associated with this easement (Tract Y). Grantee shall restore the Easement to its original condition subsequent to any construction required to extend the utilities to Grantee's property, or the construction of any improvements on Grantee's property.

B. Permanent structures shall not be built upon the easement and any landscaping or other similar uses of the easement will be of such a character as to permit ready removal and replacement when maintenance or excavation is required.

DATED this 6th day of May, 2005.


SAUK MT. VILLAGE L.L.C.

By: 
Skagit County Treasurer

Amount Paid \$

MAY 18 2005

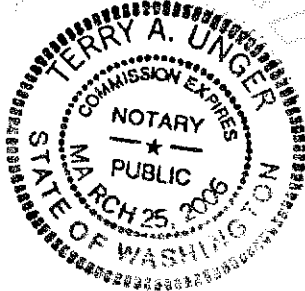
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

STATE OF WASHINGTON)

(ss

COUNTY OF WHATCOM)

I CERTIFY that I know or have satisfactory evidence that FREDERICK FLEMMING, representative of SAUK MT. VILLAGE L.L.C., a Washington Limited Liability Company, signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



DATED

5/6/05

SIGNATURE OF NOTARY PUBLIC

Terry A. Unger

NAME PRINTED

Terry A Unger

TITLE

Notary

MY APPOINTMENT EXPIRES

3/25/06

/98048V utility ease 032505



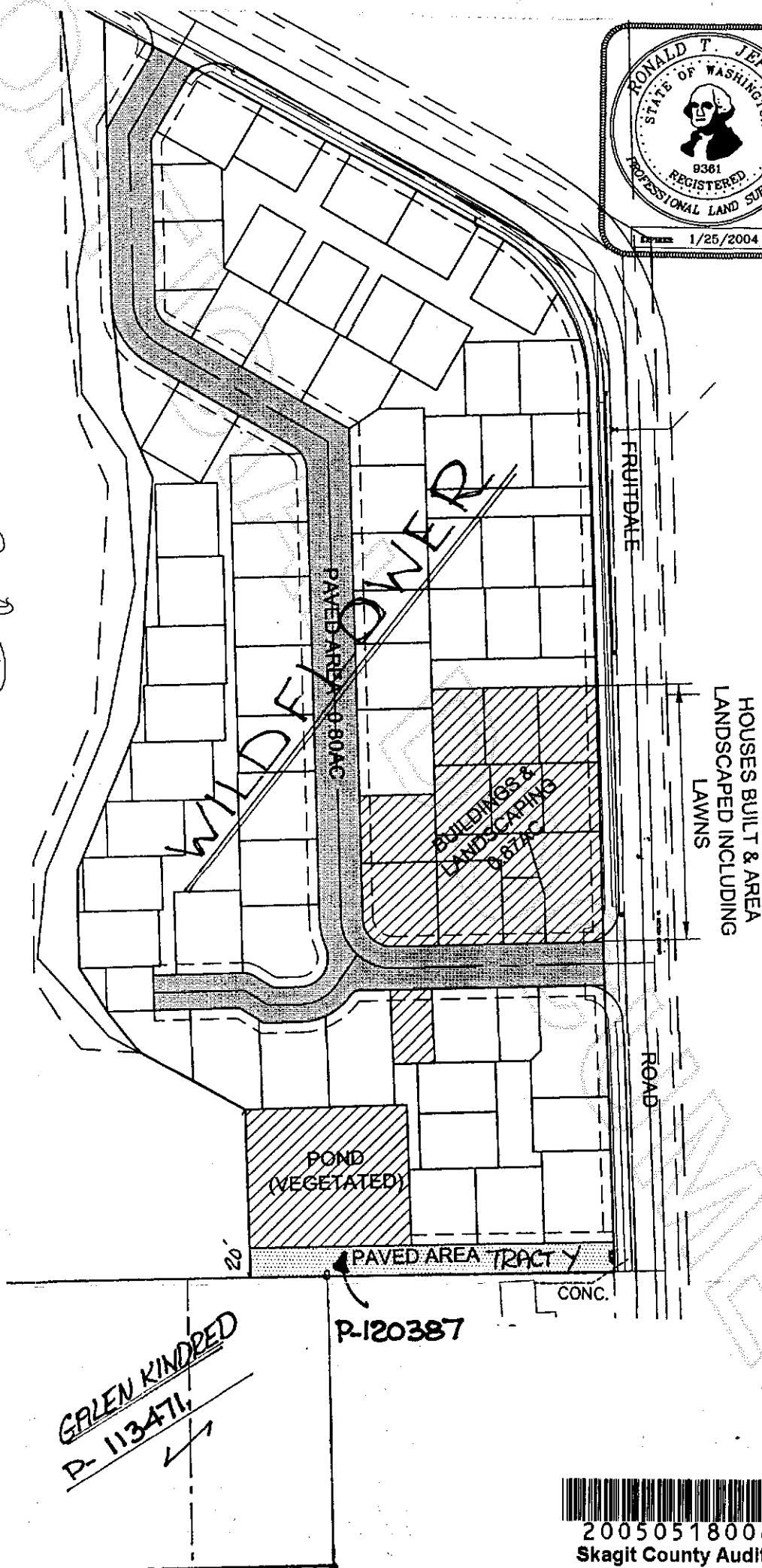
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EXHIBIT A



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