

Upon recording, please return to:

Kathleen Brown  
5314 Quiet Cove Road  
Anacortes, Washington 98221



200505190098  
Skagit County Auditor

5/19/2005 Page 1 of 6 1:18PM

DOCUMENT TITLE:	<b>EASEMENT</b>
GRANTOR:	<b>RON RENNEBOHM and DARLA RENNEBOHM</b>
GRANTEE:	<b>DECEPTION SHORES COMMUNITY ASSOCIATION</b>
ABBREVIATED LEGAL DESCRIPTION:	<b>LOT 1, SHORT PLAT NO. 93-049, A.F. #9705160066 BEING PTN OF GOVT LOTS 3, 4 AND 5, SEC. 24, TWP 34N, R1E WM</b>
ASSESSOR'S TAX PARCEL NUMBER:	<b>P19638 - 340124-0-025-0002</b>

### **SLOPE EASEMENT**

THIS EASEMENT is made and entered into by and between RON RENNEBOHM and DARLA RENNEBOHM, husband and wife, hereinafter referred to as "Grantor" and DECEPTION SHORES COMMUNITY ASSOCIATION, a Washington nonprofit corporation, hereinafter referred to as "Grantee".

#### RECITALS:

- A. WHEREAS, Grantor is the owner of the real property described as:  
Lot 1, Short Plat No. 93-049, approved May 12, 1997, recorded May 16, 1997, in Volume 12 of Short Plats, pages 199 and 200, under Auditor's File No. 9705160066, and being a portion of Government Lots 3, 4 and 5, in Section 24, Township 34 North, Range 1 East, W.M., together with tidelands of the second class. Situate in Skagit County, Washington.
- B. WHEREAS, Grantee is a Washington nonprofit corporation having as its objectives and purposes the common welfare of the owners of lots within Deception

Shores Planned Unit Development, and for the ownership, regulation, care, maintenance and use of the common areas, roads, paths, walkways and easement for the Deception Shores Planned Unit Development.

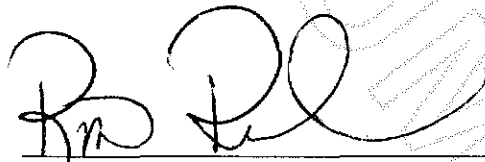
NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, which the parties hereto agree is sufficient and adequate consideration for the easement herein granted, Grantor hereby grants and conveys to Grantee a slope easement over and across that portion of Grantor's real property described in Exhibit "A" attached hereto and depicted on the map attached hereto as Exhibit "B".

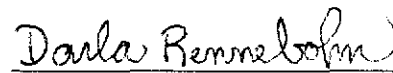
The easement herein granted and conveyed to the Grantee is for a slope which from the top to the base is an approximately 2' to 1' decline for purposes of maintaining and preserving the stability of South Deception Shores Drive in lieu of constructing a bulkhead. The area within the easement shall be maintained by the Grantee in the designated slope and shall be vegetated with low growing ground cover and plants to protect and maintain the stability of the slope.

This easement shall run with the land and shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

DATED this 27 day of April, 2005.

GRANTOR:

  
\_\_\_\_\_  
Ron Rennebohm

  
\_\_\_\_\_  
Darla Rennebohm



GRANTEE:

Deception Shores Community Association

By Kathleen A. Brown  
Kathleen A. Brown, President

By Rebecca Hall  
Rebecca Hall, Secretary

*Slope Easement*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

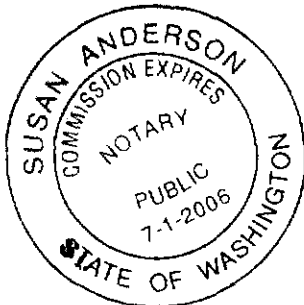
MAY 19 2005

Amount Paid \$ 6  
Skagit Co. Treasurer  
By mm Deputy

STATE OF WASHINGTON )  
County of Skagit ) ss.

This is to certify that on the 27 day of April, 2005, before me, the undersigned Notary Public in and for the State of Washington, personally appeared **RON RENNEBOHM** and **DARLA RENNEBOHM**, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Susan Anderson  
NOTARY PUBLIC in and for the State of  
Washington, residing at Anacortes.  
My commission expires 7-1-06.

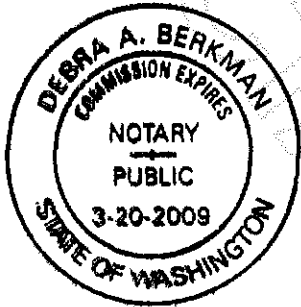


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STATE OF WASHINGTON )  
County of Skagit ) ss.

On this 19<sup>th</sup> day of May, 2005, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **KATHLEEN A. BROWN**, to me known to be the President of **DECEPTION SHORES COMMUNITY ASSOCIATION**, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

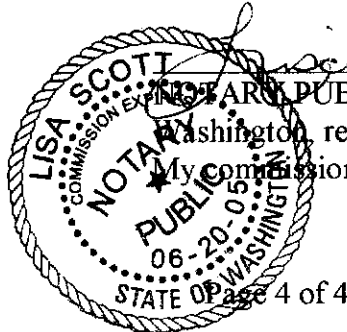


Debra A Berkman  
NOTARY PUBLIC in and for the State of  
Washington, residing at Oak Harbor, WA  
My commission expires 3-20-09.

STATE OF WASHINGTON )  
County of Kitsap ) ss.

On this 10<sup>th</sup> day of May, 2005, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **REBECCA ANNE HALL**, to me known to be the Secretary of **DECEPTION SHORES COMMUNITY ASSOCIATION**, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Lisa Scott  
NOTARY PUBLIC in and for the State of  
Washington, residing at Olig Harbor, WA  
My commission expires 6/20/05.



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Pacific Surveying & Engineering

www.psesurvey.com

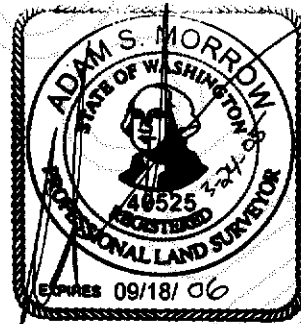
**EXHIBIT 'A'**

**SLOPE EASEMENT**

A 20.00 FOOT WIDE EASEMENT FOR SLOPE PURPOSES SITUATED IN THAT PORTION OF GOVERNMENT LOT 4, SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER OF THE WEST LINE OF DECEPTION SHORES P.U.D., AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200109100117; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID DECEPTION SHORES PUD, WHICH IS COMMON WITH THE NORTHEASTERLY LINE OF LOT 1, OF SKAGIT COUNTY SHORT PLAT NO. 93-049, SOUTH 49°14'35" EAST 420.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE SOUTH 49°14'35" EAST 155.00 FEET; THENCE PERPENDICULAR TO SAID SOUTHWESTERLY LINE SOUTH 40°45'25" WEST 20.00 FEET; THENCE PARALLEL TO SAID SOUTHWESTERLY LINE, NORTH 49°14'35" WEST 155.00 FEET; THENCE PERPENDICULAR TO SAID SOUTHWESTERLY LINE NORTH 40°45'25" EAST 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,100 SQUARE FEET, MORE OR LESS.



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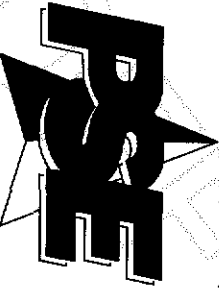
5/19/2005 Page 5 of 6 1:18PM

**EASEMENT EXHIBIT**

SITUATE IN A PORTION OF GOVERNMENT LOT 4, SECTION 24,  
TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., SKAGIT COUNTY, WASHINGTON

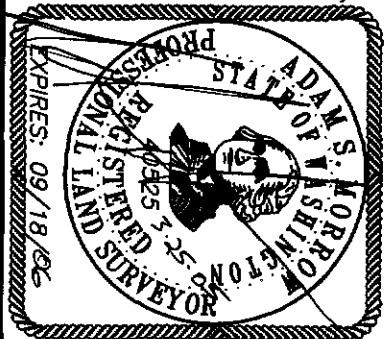
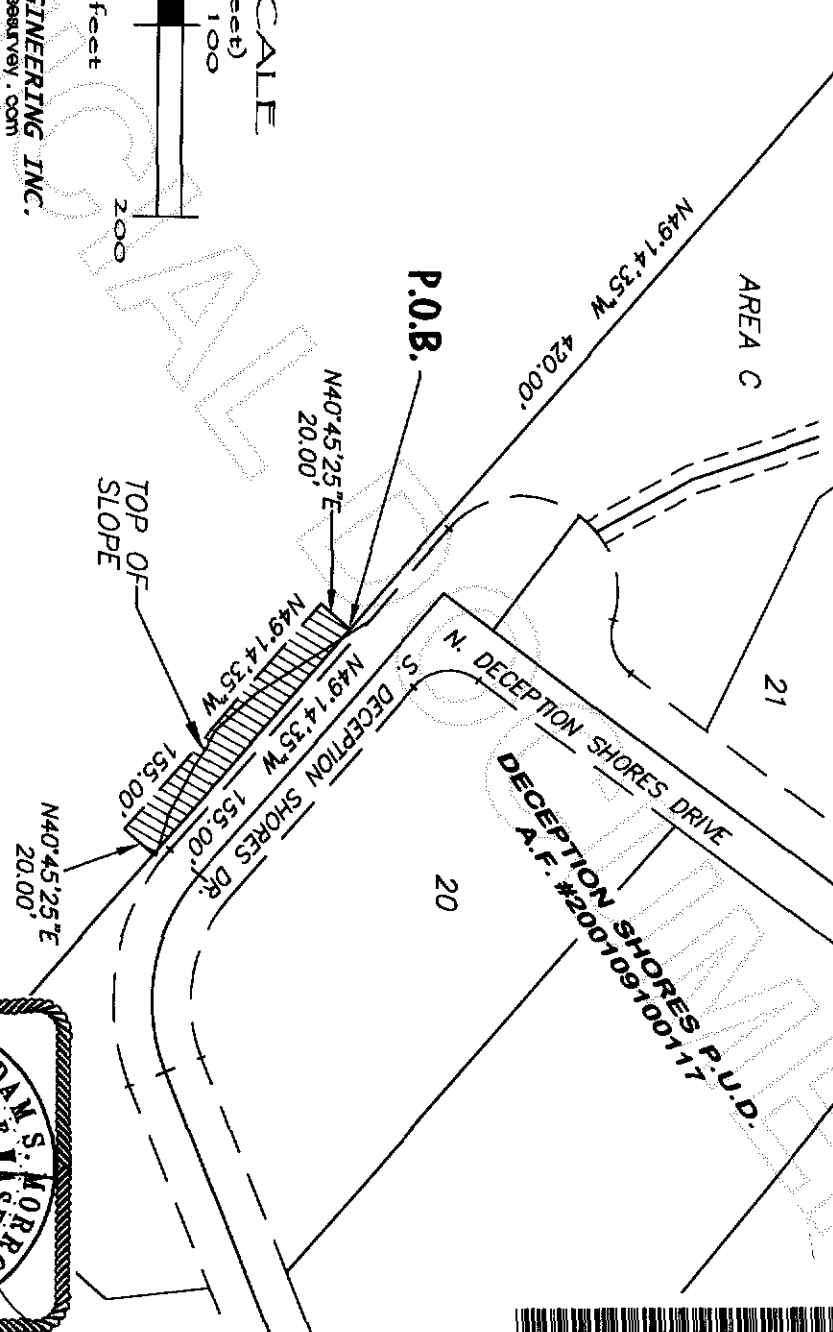
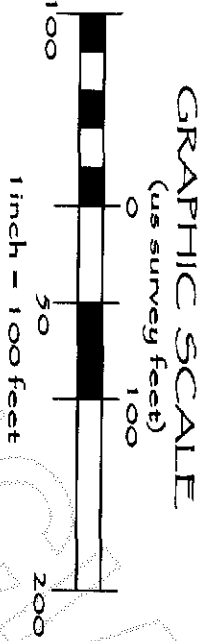
PACIFIC SURVEY AND ENGINEERING INC.  
www.psesurvey.com  
pse@psurvey.com

1812 CORNWALL AVE.  
BELLINGHAM, WASHINGTON 98225  
PHONE 671-7387 FAX LINE 671-4685



LOT 1  
SHORT PLAT  
NO. 93-049

PROJECT: 99016 DWG: SLOPE EASEMENT DATE: 11/10/04



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Skagit County Auditor