

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:



200507180147

Skagit County Auditor

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Richard Jiles
P.O. Box 1344
Mount Vernon, WA. 98273

PRIVATE DRAINAGE EASEMENT

Grantor (s): SKAGIT VALLEY MOBILE MANOR, LLC

Grantee (s):

Additional Grantor (s) on page (s):

Additional Grantee (s) on page (s):

Abbreviated Legal: ptn NW ¼ SE ¼, 16-34-4 E W.M.

Additional Legal on page (s):

Assessor's Tax Parcel No.'s: P25361, 340416-4-010-0008; P25273, 340416-4-010-0000

THE GRANTORS, SKAGIT VALLEY MOBILE MANOR, LLC,
For and in consideration of EASEMENT WITHOUT CONSIDERATION

Do hereby grant, convey and warrant to the owners of Lots 1, 2 and 3 of City of Mount Vernon BINDING SITE PLAN No. LU05-018 by that instrument recorded under Auditor's File Number 200507180148, records of Skagit County, Washington, their successor or assigns, an easement with right to lay, maintain, operate, relay and remove at any time storm drainage pipe or pipes for the conveyance of storm water there from to the existing open drainage course commonly referred to as Trumpeter Creek, with right of ingress and egress to and from the same and to individual lot(s) storm water collection, treatment and detention systems for construction, operation and maintenance purposes, on over and through a tract of land described as follows:

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

See Exhibit "A"

The Grantee herein, and their successors or assigns shall have the right to do whatever may be requisite for the satisfaction of the rights herein granted, including the right of clearing said easement for the purpose of ingress and egress to and from said property and constructing and maintaining a suitable driving surface for the purposes stated hereinabove, when desired by the Grantee, their successors or assigns.

Grantors shall have the right to use and enjoy the above described premises, except as to the rights herein granted and the Grantors agree not to build, create or construct any obstruction, building, or other improvements that would interfere with the said pipe or pipes, access or Grantees rights hereunder.

The Grantee is to be responsible, as provided by law, for any loss or damage resulting to the Grantors through its negligence or intentional acts, in the construction, maintenance and operation of said improvements over, under and across the property of said Grantors.

DATED this 7TH day of JUNE, 2005

DECLARANTS:

SKAGIT VALLEY MOBILE MANOR, LLC:

Richard R. Jiles

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 18 2005

Amount Paid \$ 0
By: DC Skagit County Treasurer Deputy

STATE OF WASHINGTON }

S.S.

County of Skagit }

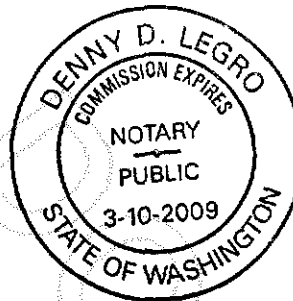
This is to Certify that on this 7TH day of JUNE, 2005, before me, the undersigned, a Notary Public, personally appeared RICHARD R. JILES and _____ to me known to be the SOLE MEMBER and _____ respectively, of SKAGIT VALLEY MOBILE MANOR, LLC which corporation has executed the foregoing instrument and each of said officers acknowledged the said to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Denny D. Legro
Notary Public in and for the State of Washington

residing at MOUNT VERNON

My commission expires: 3-10-09



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Exhibit "A"

LEGAL DESCRIPTION

(PRIVATE DRAINAGE EASEMENT)

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

A tract of land 50 feet, more or less, in width as depicted upon the face of Binding Site Plan No. LU 05-018, being bound on the North by the Southerly boundary lines of Lots 1, 2 and 3 of said Binding Site Plan; bound on the West by the East right of way line of North 30TH Street; bound on the South by the centerline of that existing open drainage course commonly referred to as Trumpeter Creek as it exists or as it may exist hereinafter; and bound on the East by the Southerly projection of the East boundary line of Lot 3 of said Binding Site Plan; and containing 0.867 acres, more or less.

SUBJECT TO AND TOGETHER WITH that Drainage Easement to the City of Mount Vernon, Washington granted by that instrument recorded under Auditor's File No. 8505160017, records of Skagit County, Washington;

AND FURTHER SUBJECT TO easements, reservations, restrictions, covenants and other instruments of record.

All situate in the County of Skagit, State of Washington.



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