


RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

Jonathan Richards
5105 Sterling Drive
Anacortes, WA 98221


200508110083
Skagit County Auditor
8/11/2005 Page 1 of 4 12:57PM

EASEMENT

Assessor's Tax Parcel ID#:

P - 59090 Lot 43, Skyline Div. 2, 5601 Sugar Loaf Street
P - 59034 Lot 29, Skyline Div. 1, Rosario Way

RECITALS

- A. Jonathan Richards is the owner of the property of Lot 43 Sugar Loaf Street.
- B. George Verd is the owner of the property of Lot 29 Rosario Way.

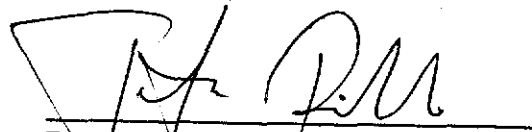
NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Easement. George Verd (owner of Lot 29) hereby grants to the owner of Lot 43 (Jonathan Richards) an exclusive drainage easement for drainage maintenance as depicted on Exhibit A hereto (the "Drainage Easement" area).
2. Installation and Maintenance. The owner of Lot 43 will pay for all costs in the procedure of installing the drainage tightline as well as restoration of the grounds in the drainage easement area for the initial installation only. Grounds will be restored to the previously existing condition or what is agreed upon by the owner of Lot 29. If the owner of Lot 29 connects into the drainage tightline or damages the tightline then the owner of Lot 29 will pay for all costs in the procedure of connecting or repairing the drainage easement. In the case that any maintenance must be done to the drainage tightline then the party to whom it benefits shall pay for the maintenance.
3. Miscellaneous. In the event of any litigation or other legal proceedings to interpret or enforce the terms of this Agreement, the prevailing party shall be entitled to recover from the nonprevailing party its reasonable costs and attorney fees. This instrument shall be binding upon, and shall inure to the benefit of, the respective successors and assigns of the parties hereto. This instrument may only be amended by a further written instrument, duly executed by the owners of both lots, and recorded in the real property records of Skagit County, Washington. This instrument is intended as the full and final expression of the intention of the parties with respect to the subject matter

hereto, and supersedes any other understandings with respect hereto, whether written or oral. This instrument may be executed in counterparts.

IN WITNESS WHERE OF, this instrument is executed as of the date recorded above.

Owner of Lot 43 Sugar Loaf Street



By: Jonathan Richards

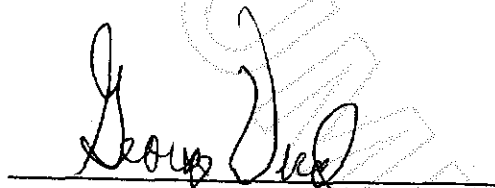
Its: Owner/Acting Member

Easement
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
paid

AUG 11 2005

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

Owner of Lot 29 Rosario Way



By: George Verd

Its: Owner/Acting Member

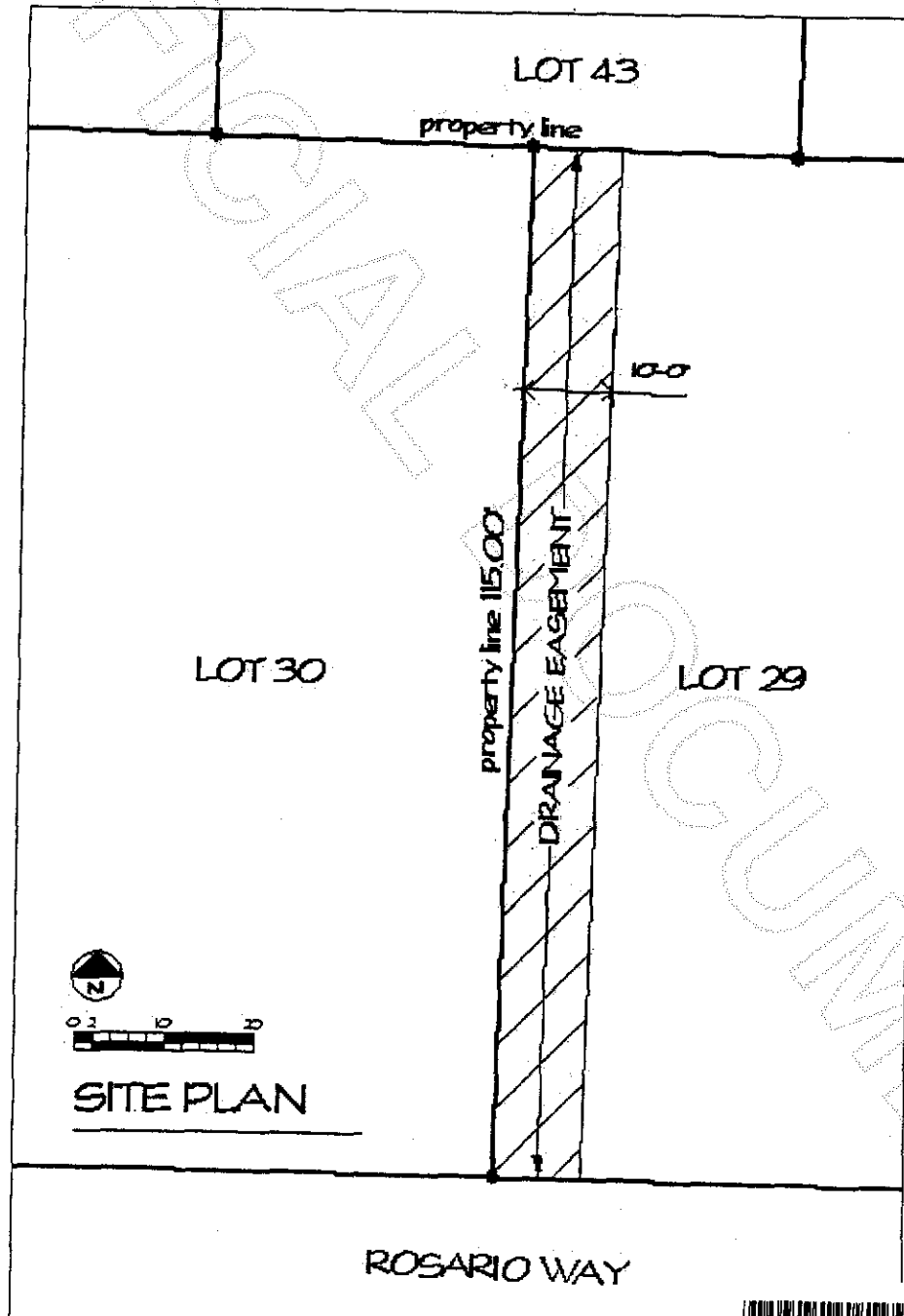


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EXHIBIT A

Drainage Easement Area (Site Plan)

The Drainage Easement Area located on Lot 29 is described as follows:
A strip of land ten feet (10') in width along the Western property line of Lot 29.



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Skagit County Auditor

STATE OF WASHINGTON

County of Skagit

On this day personally appeared before me George Verd and
Jonathan Richards to me known to be
the individual(s) described in and who executed the within and foregoing instrument, and
acknowledged that the above signed the same as their free and voluntary act
and deed, for the uses and purposes therein mentioned.

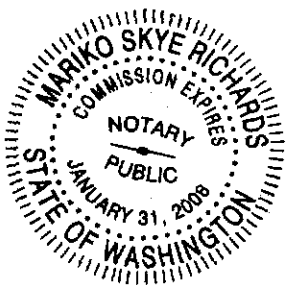
GIVEN under my hand and official seal this 10th day of August, 2005.

Mariko Skye Richards
(Signature of Notary)

MARIKO SKYE RICHARDS
(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,
residing at ANACORTES

My appointment expires JAN 31, 2008



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