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200510100076
Skagit County Auditor

10/10/2005 Page 1 of 4 10:15AM

GRANTORS: The Starlight Group LLC, a Washington limited liability company and The 938 Investment Group, LLC, a Washington limited liability company
GRANTEE: Starlight Center Industrial Association, a non-profit corporation
LEGAL DESCRIPTION: Lots 1 – 5, Robert Egerer Binding Site Plan 1-99
TAX PARCEL I.D. #: P116701; P116702; P116703; P116704; P116705
REFERENCE #: 200005030015

QUIT CLAIM DEED

THE GRANTORS, The Starlight Group LLC, a Washington limited liability company and The 938 Investment Group, LLC, a Washington limited liability company, for no consideration, quit claims and conveys all right title and interest to Starlight Center Industrial Association, a non-profit corporation, in the following described real estate, situated in the County of Skagit, State of Washington, including any interest therein which Grantors may hereafter acquire:

- (1) Non-exclusive easements for storm drainage, sewers, water pipes, internet and all other utilities and service (including but not limited to water supply, electricity, gas, telephone, television) are hereby reserved over, under, upon, in and through all existing roadways, and over, under, upon and through certain portions of lots, as depicted on the Binding Site Plan map for Robert Egerer Burlington 1-99 recorded under Auditor's File No. 200005030015 in which to install, lay, construct, repair, renew, operate, maintain and inspect underground pipes, sewers, conduits, cables, wires and all necessary facilities and equipment for the purpose of serving said Real Property,

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together with the right to enter upon said easement areas, lots, and roads for or pertaining to the aforesaid. The Association reserves the right to convey easements for utilities to other purveyors of utility service.

- (2) A non-exclusive easement over and across 40' x 40' wide strip on Lot 1 of the binding site plan for Robert Egerer Burlington 1-99 recorded under Auditor's File No. 200005030015 more particularly described as the west border being Burlington Blvd; and the south border the north boundary of the 10 foot easement, to locate and maintain a sign at the entrance to the specific binding site plan abutting Burlington Boulevard.
- (3) A 30-foot wide nonexclusive easement road for ingress, egress and utilities depicted on the binding site plan for Robert Egerer Burlington 1-99 recorded under Auditor's File No. 200005030015 together with the obligation to provide for its future maintenance.
- (4) A 20-foot wide non-exclusive access and utility easement set forth and depicted on the binding site plan for Robert Egerer Burlington 1-99 recorded under Auditor's File No. 200005030015.
- (5) A non-exclusive 30-foot wide easement for ingress, egress and utilities over, under and across the east 15' of Lot 5 and the west 15' of Lot 4 of the binding site plan for Robert Egerer Burlington 1-99 recorded under Auditor's File No. 200005030015 for access and location of utilities.
- (6) A non-exclusive easement to drain all roadways, easement ways and areas over and across any lot or lots, where water might take a natural course after the grading thereof within the binding site plan for Robert Egerer Burlington 1-99 recorded under Auditor's File No. 200005030015.
- (7) A 100-foot wide non-exclusive easement for storm drainage purposes over and across the east 100' of Lot 3 and Lot 4 of the binding site plan for Robert Egerer Burlington 1-99 recorded under Auditor's File No. 200005030015 and a non-exclusive easement for drainage purposes over, under and across the north 20' of Lot 2 and Lot 3 of the Specific Binding Site Plan Burlington 1-99. The drainage easements include the improvements conveyed to the Association: existing detention pond, drainage line, and meandering grass lined swale, all which operate as the part of the overall detention drainage system for the specific binding site plan.
- (8) A 15-foot wide non-exclusive easement for access and utilities over, under and across the west 15 feet of the east 100 feet of Lot 4 of the binding site plan for Robert Egerer Burlington 1-99 recorded under Auditor's File No. 200005030015.



The Association shall be responsible for the maintenance of private roads, drainage system, including maintenance of the swales, which include regular cleaning to remove sediments and replanting of grass and replacement of new rock as necessary to insure effective operation and all other improvements located within the easement areas defined herein.

Dated this 10th day of October, 2005.

The Starlight Group LLC

By: *Robert Egerer*
Robert Egerer, its Manager

The 938 Investment Group, LLC

By: *Robert Egerer*
Robert Egerer, its Manager

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SKAGIT COUNTY WASHINGTON
REAL ESTATE ENGINEER TAX

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Atty. Gen.
Skagit Co. Treasurer
By: *JP*



