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Skagit County Auditor

When recorded return to:

10/14/2005 Page

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3 10:13AM

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273
file no. 05-140

Grantor: Christenson Builders, Inc.

Grantee: Christenson Builders, Inc.

Legal Description: Tract G, Survey 200501200092, aka ptn Lot 14, Lots 15-16, ptn Lot 17, Block 1121, N P
to Anacortes

(Additional Legal Description Located Below)

Assessor's Property Tax Parcel or Account No.: P122510

Reference Nos of Documents Assigned or Released: N/A

Conveyance: Declaration of Easement

Easement
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 14 2005

Amount Paid \$0
Skagit County Treasurer
By: *nam* Deputy

DECLARATION OF EASEMENT

1. Declarant, Christenson Builders, Inc., a Washington corporation, does hereby establish an easement for ingress, egress and utilities over and across the real property described below, as well as provide for maintenance of the driveway over the same, and the same shall be binding on all persons acquiring any right, title or interest therein.

2. The property over which the subject easement lies is described as follows:

Beginning at the Northeast corner of Tract G of Survey recorded on January 20th, 2005, under Auditor's File No. 200501200092, records of Skagit County, Washington; thence West along the North boundary of the said Tract G a distance of 7.50 feet; thence South at right angles along a line parallel with the Easterly boundary of the said Tract G a distance of 70.00 feet; thence West at right angles along a line parallel with the South boundary of the said Tract G a distance of 7.50 feet; thence Southerly at right angles to a point on the South boundary of the said Tract G which is 15.00 feet from the Southeast corner thereof; thence East along the South boundary to the Southeast corner of the said Tract G; thence North along the East

boundary of the said Tract G to the point of beginning.

2. This Grant of Easement shall benefit, be appurtenant to, and run with, the real property described as Tract H of Survey recorded on January 20th, 2005, under Auditor's File No. 200501200092, records of Skagit County, Washington, aka Lots 12 and 13, Block 1121, and the Easterly 20 feet of Lot 14, Block 1121, NORTHERN PACIFIC ADDITION TO ANACORTES, recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

3. The owners of the said Tracts G & H shall equally share in the costs of maintaining the driveway over the easement described herein, provided that any damage to the driveway resulting from any action or omission of any of the owners of property benefitted by the same, including actions or omissions of such party's agents, invitees, guests, servants or employees, shall be repaired at that party's sole cost and expense.

4. There shall be no parking of unattended vehicles in the easement area.

5. The provisions set forth herein shall touch, concern, and run with the land. Any or all of the lot owners subject to the provisions of this Declaration are specifically given the right to enforce this Declaration via any proceedings, whether sounding in law, in equity, or some combination thereof, against any person or persons violating or threatening to violate any of the provisions herein set forth, and to recover from such person(s) any damages suffered by them and resulting from such violation(s). If any legal action or proceeding is brought arising from this Declaration or the duties or obligations imposed herein, then the prevailing party in such action or proceeding shall be entitled to its reasonable attorney's fees and costs.

DATED: 10-14-05

CHRISTENSON BUILDERS, Inc.

By: [Signature]
ERIC CHRISTENSON, President

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 14th day of Oct., 2005, before me personally appeared Eric Christenson, to me known to be the President of Christenson Builders, Inc., the corporation that executed the within and foregoing instrument, and acknowledged 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 he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

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IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and
year first above written. 10-14-05



Mary Mansfield

Notary Public in and for the State of Washington,
residing at *Arden*

My commission expires *10-28-05*

Printed Name: *Mary Mansfield*

