



200510250175

Skagit County Auditor

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## AFTER RECORDING RETURN TO:

CHESTER T. LACKEY  
900 DUPONT STREET  
BELLINGHAM, WA 98225-3105

LAND TITLE OF SKAGIT COUNTY M-15563

Document Title: Grant of Easement  
Grantor: Alderbrook 100 Acre Wood, L.L.C., a Washington limited liability company  
Grantee: ADAM P. WARE and KATHY WARE, husband and wife  
Legal Description: Ptn Lot 2, Short Plat PL02-0368, AF #200210160145  
Tax Parcel No.: P119687

## GRANT OF EASEMENT

ALDERBROOK 100 ACRE WOOD, L.L.C., a Washington limited liability company, hereby grants and conveys an exclusive easement to ADAM P. WARE and KATHY WARE, husband and wife, over, under and across the North 75 feet of Lot 2B, Short Plat PL02-0368, recorded under Skagit County Auditor's File No. 200210160145, lying easterly of the east boundary of Alderbrook Lane ("Easement"). The Easement shall be exclusively for the benefit of Lot 4, Short Plat PL00-0376, recorded under Skagit County Auditor's File No. 200210160141 (the "Dominant Estate").

The owner of the Dominant Estate shall have the right within the Easement to:

- a. clear, grade and remove any plants or trees, and otherwise landscape the Easement;
- b. build and maintain structures, such as fences, retaining walls, walkways, paths, and other landscaping structures;
- c. maintain landscaping and improvements located within the Easement;
- d. engage in any recreational activity or uses that are typical for the yard of a single family residence and are not otherwise prohibited by the Covenants, Conditions, Restrictions for Alderbrook Wood, recorded under Auditor's File No. 200504070090; and
- e. use the Easement for ingress and egress.

The Easement shall be perpetual and shall run with the land, and shall be binding upon the heirs, successors and assigns of the parties.

The rights granted under this Easement are subject to open space timber tax status restrictions and the owner of the Dominant Estate shall not take any action under this Easement that impairs the open space timber tax status of the property.

The owner of the Dominant Estate shall have the right to make application for and process an application for removal of the Easement from open space tax status. For this purpose Alderbrook 100 Acre Wood, L.L.C., and its successors, grant to the owner of the Dominant Estate a limited power of attorney for that purpose.

DATED this 12<sup>th</sup> day of October, 2005.

ALDERBROOK 100 ACRE WOOD, L.L.C.

By [Signature]

ADAM WARE., Member

STATE OF WASHINGTON )

)ss.

COUNTY OF WHATCOM )

On this 12<sup>th</sup> day of October, 2005, before me personally appeared ADAM WARE, to me known to be a Member of the limited liability company that executed the within and foregoing instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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



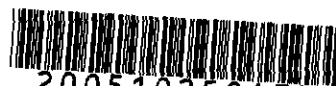
[Signature]  
Notary Public in and for the State of Washington,  
residing at Bellingham.  
My Commission Expires: 4-2-07

NAWP\CTL\PLLC-LLC\ALDERBROOK 100 ACRE\DOCS\Ware Grant of Easement.doc

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 25 2005

Amount Paid  
By [Signature] Skagit Co. Treasurer Deputy



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