



200510250176
Skagit County Auditor

10/25/2005 Page 1 of 3 3:27PM

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: Alderbrook Community Association, a Washington non-profit corporation
Legal Description: Ptn Lot 2-B, Short Plat PL02-0368, AF #200210160145
Tax Parcel No.: P116943

GRANT OF EASEMENT

ALDERBROOK 100 ACRE WOOD, L.L.C., a Washington limited liability company, hereby grants and conveys an easement over and across the property described in Exhibit "A" to ALDERBROOK COMMUNITY ASSOCIATION, a Washington non-profit corporation, and its individual members for the purpose of serving as an emergency vehicle turnaround. This is a non-exclusive easement and may be used as a portion of the driveway for the Lot 2-B, Short Plat PL02-0368, recorded under Skagit County Auditor's File No. 200210160145, as a driveway ("Servient Estate"); provided, the owner of the Servient Estate shall not park vehicles or place obstructions or improvements within the Easement that in any way impairs or interferes with its use as a turnaround for emergency vehicles.

This easement is perpetual and shall run with the land, and shall be binding upon the heirs, successors and assigns of the parties.

DATED this 11th day of October, 2005.

ALDERBROOK 100 ACRE WOOD, L.L.C.

By

ADAM WARE., Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 25 2005

Amount Paid \$
By Skagit Co. Treasurer
Deputy

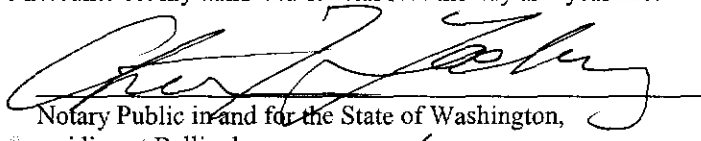
STATE OF WASHINGTON)

)ss.

COUNTY OF WHATCOM)

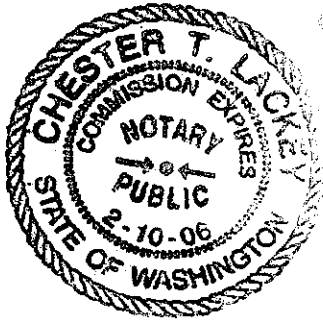
On this 11th day of October, 2005, before me personally appeared ADAM WARE, to me known to be a Member of the limited liability company that executed the within and foregoing instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, 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.


Notary Public in and for the State of Washington,
residing at Bellingham.

My Commission Expires: 2/10/06

N:\WP\CTL\PLLC-LLC\VALDERBROOK 100 ACRE\DOCS\Assoc Grant of Easement.doc



200510250176
Skagit County Auditor

10/25/2005 Page 2 of 3 3:27PM

Exhibit "A"
to Grant of Easement

Legal Description

An emergency vehicle turnaround easement in Lot 2B, Short Plat No. PL02-0368 recorded under Auditor's File Number 200210160145 over and through a strip of land 30 feet wide, the centerline of which is described as follows:

Commencing at the intersection of the north line of said Lot 2B with the east line of Alderbrook Lane as shown on said Short Plat; thence S 16°17'57" W along said east line, a distance of 77.50 feet to the point of curvature of a curve to the right having a radius of 145.00 feet; thence southwesterly along said curve through a central angle of 37°04'22" and an arc length of 93.82 feet to the initial point of this centerline description; thence S 36°37'41" E, a distance of 15.00 feet to the end of this centerline description.

Situate in Skagit County, Washington.



200510250176

Skagit County Auditor

10/25/2005 Page

3 of

3 3:27PM