AFTER RECORDING RETURN TO:

Name

Address

City, State, Zip

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Abbrev.Leg. Ptn. of Tract 73, "BURLINGTON ACREAGE PROPERTY"; and
Lots A and B of City of Burlington Short Plat No. SS-1-05
Tax Acct. No. 3867-000-073-0602/R62783; 3867-000-073-0206/P62779; 3867-000-073-2300/P122619

GRANT OF EASEMENT

THE GRANTORS, ALFREDO C. GARCIA and BLANCA E. GARCIA, husband and wife, are owners of property fully described on EXHIBIT A, which is attached hereto and by this reference incorporated herein, hereafter described as "Grantor's property," and being the servient, or burdened property.

THE GRANTEES, LOWELL W. ENGBERG and FAYE B. ENGBERG, husband and wife, are the owners of property fully described on EXHIBIT B, which is attached hereto and by this reference incorporated herein, hereafter described as "Grantee's property," and being the dominant, or benefited property.

In consideration of the mutual covenants contained herein, and for no monetary consideration, the Grantors hereby grant to Grantees an easement over that portion of Grantors' property described on EXHIBIT C, which is attached hereto and by this reference incorporated herein, hereafter referred to as the "Easement Area." The easement is granted for the purposes of utilities, ingress and egress, including sidewalks and the right to dedicate the easement area to the public for the purposes set forth in the easement. The easement includes the right to install, lay, construct, renew, operate, maintain, and remove utility systems, line, fixtures, and appurtenances attached thereto for the purpose of providing utility services to the subdivision and other property, and the right to make cuts and fills for road construction, together with the right to enter upon the Grantors' property at all times for the purposes stated, with the understanding that any Grantee shall be responsible for all unnecessary damage it causes to the Grantors' property by the exercise of rights and privilege herein granted.

The easement is granted for the benefit of the Grantees' property described on Exhibit B and is also granted for the benefit of adjoining the Grantees' property or property owned by their successors, or which may be acquired by the Grantees or their successors. It is

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the intent of this document that the easement may be used for facilitate the development of the Grantees' property and also the development of adjoining or nearby property which may be acquired by the Grantees or their successors in interest as the owners of the property described on Exhibit B.

The covenants herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof.

If any party is required to take legal action to enforce the provisions of this easement, the prevailing party shall be entitled to recover all costs and fees, including reasonable attorneys fees.

Dated: October 31st, 2005.

ALFREDO C. GARCIA

BLANCA E. GARCIA

LOWELL W. ENGBERG

FAYE B. ENGBERG

Easement
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JAN 03 2006

Amount Paid $
Skagit County Treasurer
By: Deputy

STATE OF WASHINGTON)
: ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ALFREDO C. GARCIA and BLANCA E. GARCIA are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 31st, 2005.

AMY P. COBLE
COMMISSION EXPIRES
NOTARY
PUBLIC
12-09-08
STATE OF WASHINGTON

Print name: Amy P. Coble
NOTARY PUBLIC in and for the State of Washington, residing at Burlington, WA

My appointment expires: 12-09-08

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EXHIBIT A
Grantor's Property
Servient, or Burdened, Property

PARCEL 1:

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the West ½ of the East ½ of the West ½ of Tract 73, "BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of the above-described tract of land;
thence West 60 feet;
thence North 100 feet;
thence East 60 feet;
thence South 100 feet to the point of beginning.

Situated in the County of Skagit, State of Washington.

PARCEL 2:

Lot A of City of Burlington Short Plat Number SS-1-05 approved on March 22, 2005, and recorded on March 24, 2005, under Auditor's File No. 200503240099, records of Skagit County, Washington; being a portion of that portion of the East ½ of the East ½ of the West ½ of Tract 73, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

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EXHIBIT B
Grantee's Property
Dominant, or Benefited Property

Lot B of City of Burlington Short Plat Number SS-1-05 approved on March 22, 2005, and recorded on March 24, 2005, under Auditor's File No. 200503240099, records of Skagit County, Washington; being a portion of that portion of the East ½ of the East ½ of the West ½ of Tract 73, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

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EXHIBIT C
Easement Area

Easement Area 1

The South Eight feet of the East Eight feet of the following described parcel:

That portion of the West ½ of the East ½ of the West ½ of Tract 73, "BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of the above-described tract of land;
thence West 60 feet;
thence North 100 feet;
thence East 60 feet;
thence South 100 feet to the point of beginning.

Situated in the County of Skagit, State of Washington.

Easement Area 2:

The South Eight feet of the West Eight feet of the following described parcel:

Lot A of City of Burlington Short Plat Number SS-1-05 approved on March 22, 2005, and recorded on March 24, 2005, under Auditor's File No. 200503240099, records of Skagit County, Washington; being a portion of that portion of the East ½ of the East ½ of the West ½ of Tract 73, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

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