



200602280103

Skagit County Auditor

When Recorded Return to:

2/28/2006 Page

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4 11:29AM

Elliott W Johnson Inc PS
711 S. First St
Mount Vernon, WA 98273

118761-P
LAND TITLE OF SKAGIT COUNTY

Easement Deed

Grantor(s):

Skagit County

Grantee(s):

Morgan Turner Properties LP

Legal Description (abbreviated):Easement in Ptn SW S8 T34N R3EWM and in Lot
3, Short Plat No. 94-022**Assessor's Tax Parcel Number:**

P20167

For and in consideration of agreement to sell adjoining real estate and for no monetary consideration whatsoever, **Skagit County**, a municipal corporation ("Grantor") conveys to **Morgan Turner Properties LP**, a limited partnership ("Grantee") an easement for ingress and egress over, across and through the following described real estate, situated in the County of Skagit, State of Washington:

All those portions of the Southwest $\frac{1}{4}$ of Section 8, Township 34 North, Range 3 East, W.M., Skagit County, Washington, and of Lot 3, Short Plat No. 94-022, approved November 23, 1994, recorded November 29, 1994 in Volume 11 of Short Plats, pages 149 to 151, inclusive, under Auditor's File No. 9411290033 and being a portion of the West $\frac{1}{2}$ of Section 8, Township 34 North, Range 2 East, W.M., lying within a 30.00 foot wide strip of land, said strip being 15.00 feet on each side of the following described centerline:

Commencing at the South $\frac{1}{4}$ corner of said Section 8, as said point is shown on that certain Record of Survey recorded in Book 15 of Surveys at page 100, under Auditor's File No. 9402020095, records of Skagit County, Washington;

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Elliott W. Johnson Inc. P.S.
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SKAGIT COUNTY
Contract # C20060093

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thence North 2°25'30" West along the center line of said section, a distance of 1466.81 feet;
thence South 89°20'48" West, 30.01 feet to a point on the Westerly right-of-way line of Gibraltar Road; said point being 80 feet North as measured at right angles to the North line of Lot 1 of Short Plat No. 28-86 as filed in Book 7 of Short Plats, page 122, records of Skagit County, Washington;
thence South 89°20'48" West parallel with said North line, a distance of 841.14 feet;
thence North 2°23'17" West a distance of 95.35 feet to the **TRUE POINT OF BEGINNING** of said centerline, said point lying on a part of the Southerly line of said Lot 3;
thence North 79°57'02" West a distance of 45.08 feet to the beginning of a curve to the right, said curve having a radius of 84.40 feet;
thence Northwesterly, following said curve to the right through a central angle of 34°15'48", an arc distance of 50.47 feet to a point of reverse curvature;
thence Westerly, following a curve to the left, said curve having a radius of 325.49 feet, through a central angle of 51°37'54", an arc distance of 293.32 feet to the end of said curve;
thence South 82°40'52" West a distance of 28.25 feet to the beginning of a curve to the right, said curve having a radius of 174.88 feet;
thence Westerly, following said curve to the right through a central angle of 25°18'50", an arc distance of 77.26 feet to the end of said curve;
thence North 72°00'19" West a distance of 112.14 feet;
thence North 82°42'44" West a distance of 43.24 feet to the Southerly line of said Lot 3 and the end of said centerline.

The Northerly and Southerly margins of said 30.00 foot wide strip extend to the margins of said Lot 3 so as to form a continuous strip from margin to margin.

Situate in the County of Skagit, State of Washington.

SUBJECT TO all encumbrances and defects of record.

This easement will remain in effect until such time that Morgan Turner Properties gains another means of access to the western portion of Parcel# P20167 at which time it shall automatically terminate without further action on the part of Grantor and thereafter be of no further force or effect.

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Dated as of February 21st, 2006.

SKAGIT COUNTY
A MUNICIPAL CORPORATION, owner
BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Kenneth A. Dahlstedt
KENNETH A. DAHLSTEDT, Chairman

Ted W. Anderson
TED W. ANDERSON, Commissioner

Don Munks
DON MUNKS, Commissioner

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Kenneth A. Dahlstedt, Ted W. Anderson and Don Munks are the persons who appeared before me, and said persons stated that they were authorized to execute the instrument and acknowledged it as the County Commissioners of Skagit County, a municipal corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: February 21, 2006

Joanne P. Giesbrecht
NOTARY PUBLIC

My appointment expires: 09/01/09



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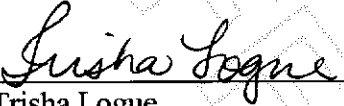
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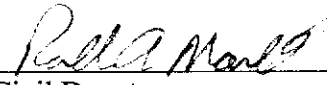
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ATTEST:

JoAnne Giesbrecht, Clerk
Skagit County Board of Commissioners
APPROVED AS TO BUDGET:


Trisha Logue
Budget/Finance Administrator

APPROVED AS TO FORM:


Civil Deputy
Prosecuting Attorney's Office

For contracts under \$5000


County Administrator

APPROVED AS TO CONTENT:


Roger S. Howard, Architect
Director, Facility Management Department

APPROVED AS TO CONTENT:

Re: Indemnification and Insurance


Billie Kadrmas, Risk Manager



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