



200603070055
Skagit County Auditor

3/7/2006 Page 1 of 2 11:19AM

AFTER RECORDING MAIL TO:
Landmark Building & Development, Inc.
638 Sunset Park Drive #215
Sedro-Woolley, WA 98284

EASEMENT AGREEMENT

Grantor: Landmark Building & Development, Inc.
Grantee: John Cook

The Grantor, Landmark Building & Development, Inc., without consideration, hereby conveys and quitclaims a non-exclusive easement to the Grantee, John Cook, for utility purposes over, across and under the following described property:

That portion of Lot 146, Rosewood P.U.D., Phase 2, Division III, as recorded under AF#200505160223, records of Skagit County, State of Washington, lying east of the following described line:

Beginning at the southeast corner of said Lot 146; thence N89 57'04"E, along the south line of said Lot 146 a distance of 20.00 feet to the true point of beginning; thence N00 47'05"W a distance of 40.00 feet; thence N50 58'45"W a distance of 7.93 feet to the north line of said Lot 146 and the terminus of said line.

Said easement is for the benefit of Lot 145, shall attach to and run with Lot 145 and shall be for the benefit of all future owners of Lot 145.

See attached Exhibit A for survey map.

Landmark Building & Development, Inc.
By: Roger J. Korthuis, VP

State of Washington }
County of Skagit } SS

3-3-06 Date

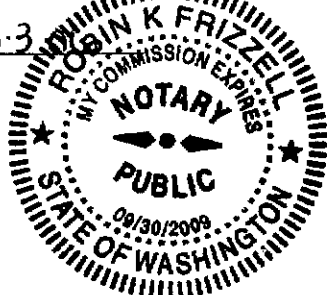
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 07 2006 FIRST AMERICAN TITLE CO.
Amount Paid \$ 138774
By Skagit Co. Treasurer Deputy

ACCOMMODATION RECORDING ONLY

I certify that I know or have satisfactory evidence that Roger J. Korthuis is the person who appeared before me, and acknowledged that he signed this instrument in his authorized capacity as Vice President of Landmark Building & Development, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 3-3-06



Robin K. Frizzell
Notary Public in and for the State of Washington
Residing at Sedro-Woolley

UNCLASSIFIED

EXHIBIT A

N00'47'0"

N89°57'40"E

147

110.04

