



200603070071

Skagit County Auditor

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Document Title: Easement

Reference Number:

Grantor(s):

☐ additional grantor names on page ____

1. Maddox Creek P.U.D.
2. RGN Construction, INC.

Grantee(s):

☐ additional grantee names on page ____

1. RGN Construction, INC.
- 2.

Abbreviated legal description:

☐ full legal on page(s) ____

Ptn Tract H and Lot D24, Maddox Creek
P.U.D Ph. 3

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P117019

Parcel No.: 4756-000-999-0000/P117019; 4756-004-024-0000/P117017;
Legal Desc.: Ptn Tract H and Lot D24, Maddox Creed P.U.D. Ph. 3

EASEMENT

THE GRANTORS, Interwest Properties, Inc., a Washington corporation, Maddox Creed P.U.D. Property Owners Association, a Washington non-profit corporation, and RGN Construction, Inc., a Washington corporation, for and in consideration of Granting of Easement rights and no other consideration, convey to RGN Construction, Inc., a Washington corporation, and their assigns, **THE GRANTEES**, and to their heirs, successors and assigns in ownership of the property described on Exhibit "B" attached hereto, a non-exclusive easement for utilities, together with the associated rights for access and maintenance thereto, over, under and across the following described tract:

As attached hereto as Exhibit "A"

This Easement Agreement is executed the 2 day of ^{March} ~~January~~, 2006.



Maddox Creek P.U.D. Property Owners Association

By: RICHARD G. NOLAN SK
Its: Director



RGN Construction, Inc.
By: RGN
Its: President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 07 2006

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy



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Skagit County Auditor

STATE OF WASHINGTON }

} ss

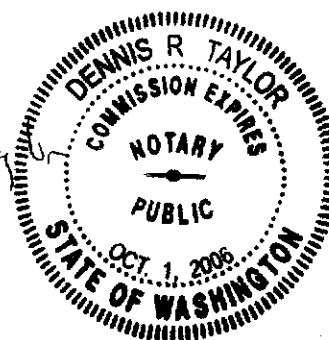
County of Skagit }

I hereby certify that I know or have satisfactory evidence that Richard G. Nord, Sr. is the person who personally appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Director of Maddox Creed P.U.D. Property Owners Association, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 2nd day of ^{March} ~~January~~, 2006.

Dennis R. Taylor Dennis R. Taylor
Notary Public in and for the State of Washington, residing
at Mount Vernon

My appointment expires 10-1-06



STATE OF WASHINGTON }

} ss

County of Skagit }

I hereby certify that I know or have satisfactory evidence that Richard G. Nord, Jr. is the person who personally appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of RGN Constructin, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 2nd day of ^{March} ~~January~~, 2006.

Dennis R. Taylor Dennis R. Taylor
Notary Public in and for the State of Washington, residing
at Mount Vernon

My appointment expires 10-1-06



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LISSE & ASSOCIATES, PLLC

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "A"

January 9, 2006

Easement Description

Grantor:

Maddox Creek P.U.D. Property Owners Association
RGN Construction, Inc.

Grantee: RGN Construction, Inc. and assigns

A 20.00 foot wide utilities easement, together with the associated rights for access and maintenance thereto, over, under and across portions of Tract H and Lot D24, Plat of Maddox Creek P.U.D. Phase 3, as recorded under Skagit County Auditor File No. 200008140137 and being 10.00 feet left (Northwest) and 10.00 feet right (Southeast) of the following described centerline:

BEGINNING at the Southwesterly corner of said Lot D24, Maddox Creek P.U.D. Phase 3;
thence North 39°15'14" East along the Westerly line of said Lot D24, for a distance of 120.61 feet to the Northwesterly corner of said Lot D24;
thence continue North 39°15'14" East for a distance of 69.80 feet, more or less, to a Northerly line of said Tract H and being the terminus of said centerline description, said terminus point is at a point bearing South 55°41'33" East, a distance of 20.08 feet from the Northeast corner of Lot D20, Maddox Creek P.U.D. Phase 3.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

The side lines of the above-described 20.00 foot wide utilities easement are to be lengthened or shortened as necessary to conform to the lot lines.



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Exhibit "B"

Lots D24 and D25, PLAT OF MADDOX CREEK P.U.D., PHASE 3, as per plat recorded August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



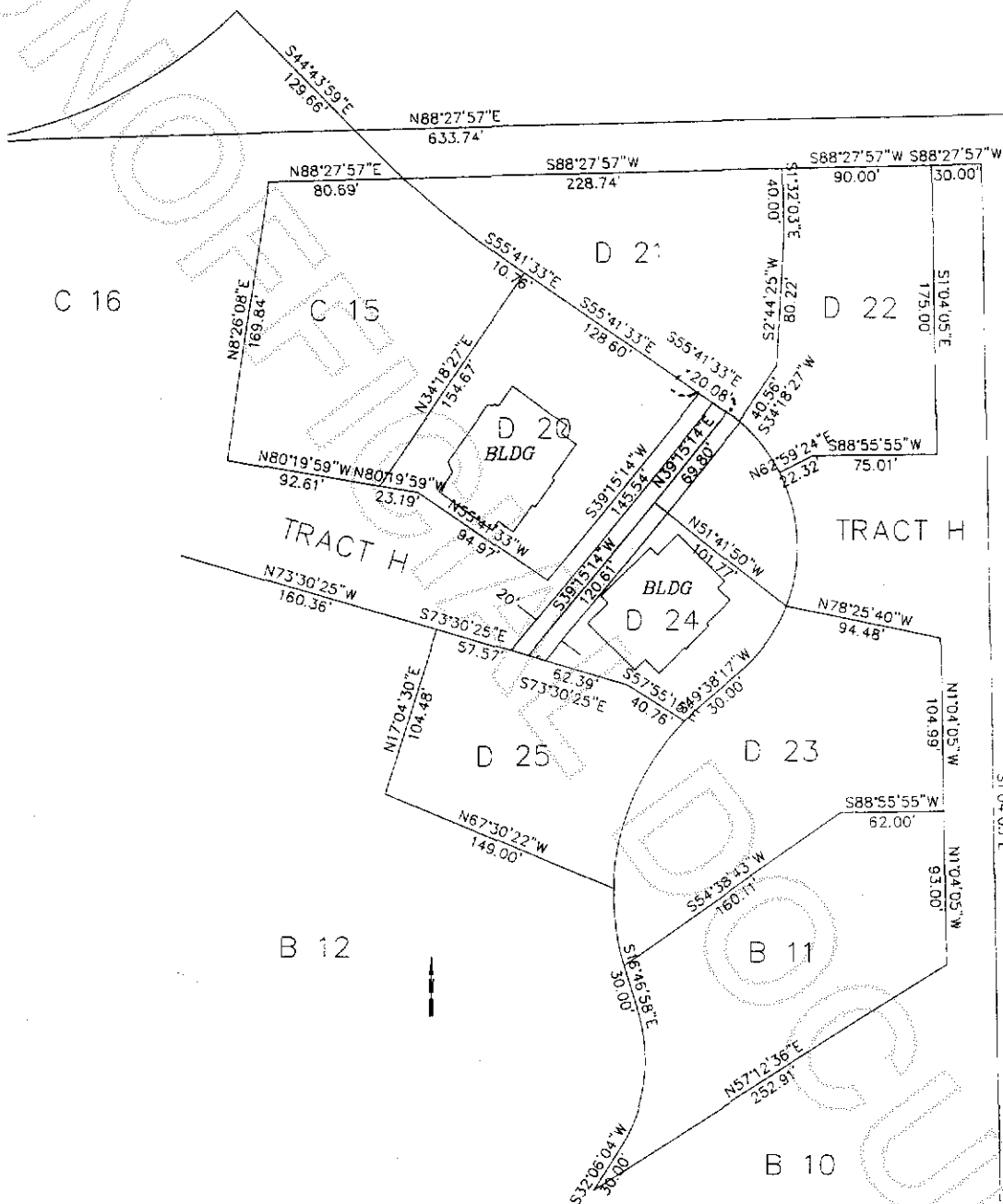
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20' FOOT WIDE UTILITIES EASEMENT AREA
FOR THE BENEFIT OF LOTS D24 AND D25
MADDOX CREEK PUD PHASE 3



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