



200603280173

Skagit County Auditor

3/28/2006 Page

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3 3:36PM

AFTER RECORDING RETURN TO:
Martin Lind
127 E. Fairhaven
Burlington, WA 98233

LAND TITLE OF SKAGIT COUNTY

P34534

EASEMENT

THE UNDERSIGNED, BAYVIEW LAND, LLC, a Washington Limited Liability Company, herein referred to as "Grantor," in consideration of good and valuable consideration, receipt of which is hereby acknowledged, does hereby establish, give, grant and convey to JOHN PETH & SONS, INC., a Washington Corporation, hereinafter referred to as "Grantee," an easement for ingress, egress and utilities over and across the following described real property:

A strip of land sixty (60) feet wide running north and south along the centerline of a tract composed of the following contiguous properties:

The south half (1/2) of the southeast quarter (1/4) of the northwest quarter (1/4) of Section 20 Township 35 North R3E W.M.

and

The south half (1/2) of the southwest quarter (1/4) of the northwest quarter (1/4) of Section 20 Township 35 North R3E W.M.

and

The southwest quarter (1/4) of Section 20 Township 35 North R3E W.M.

SAID EASEMENT is established to benefit Grantee's adjacent real property.

If any roadway improvements are made upon this easement property, and, said roadway remains privately and not publicly owned, then the cost of any required maintenance and repairs shall be borne entirely by the Grantee from the time the roadway continues along the entire length of this easement to the Grantee's benefited property. After said time that the roadway continues the entire length of the easement, and, at which time any present and future lots on the Grantor's or Grantee's properties actually utilize their legal access to this easement

and have a residence or any other permanent structure constructed upon them, then those said lots shall alone, from that time forward, be responsible for their pro-rata share of the total maintenance and repair costs. Each lot's pro-rata share of the total cost shall be the fraction resulting from using the length of the roadway actually utilized by each built-upon lot from its Northernmost access point on this easement to the South end of the easement as a numerator, and using the total of those lengths utilized by all said built-upon lots as a denominator.

This easement shall be binding upon and inure to the benefit of the parties and their successors-in-interest and shall constitute a covenant running with the land.

DATED the 27th day of March, 2006.

Grantor:

BAYVIEW LAND, LLC

Jay Peth
By: JAY DEE PETH
Its: Manager

Grantee:

JOHN PETH & SONS, INC.

Dan Peth
By: DAN PETH, Secretary

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 28 2006

Amount Paid ☒
Skagit Co. Treasurer
By [Signature] Deputy



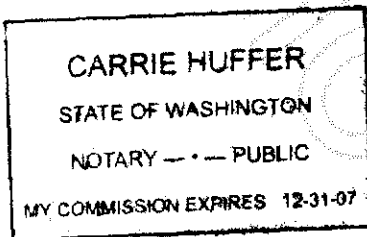
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Skagit County Auditor

STATE OF WASHINGTON)
) ss.
County of Skagit)

On this day personally appeared before me JAY DEE PETH, to me known to be the Manager of BAYVIEW LAND, LLC described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of March, 2006.

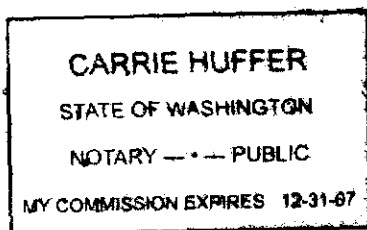


[Signature]
Printed Name: Carrie Huffer
Notary Public in and for the State of
Washington, residing at Burlington
My commission expires: 12-31-2007

STATE OF WASHINGTON)
) ss.
County of Skagit)

On this day personally appeared before me DAN PETH, to me known to be the Secretary of JOHN PETH & SONS, INC, a Washington Corporation, and acknowledged the said instrument to be the free and voluntary act and deed of said officer for the uses and purposes therein mentioned, and on oath stated that DAN PETH was authorized to execute said instrument on behalf of said Corporation.

GIVEN under my hand and official seal this 27th day of March, 2006.



[Signature]
Printed Name: Carrie Huffer
Notary Public in and for the State of
Washington, residing at Burlington
My commission expires: 12-31-07



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