

8002140058

Tract 1:

That portion of Government Lots 4, 5 and 6 of Section 14, Township 35 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the Southwest corner of said Section 14; thence South 89°07'53" East along the South line of said Section 14 a distance of 1320 feet ^{more or less} to the Southwest corner of said Government Lot 5, being the TRUE POINT OF BEGINNING of this description; thence North 1°13'01" East a distance of 185 feet; thence North 48°17'00" West a distance of 75 feet; thence North 66°30'00" East a distance of 1500 feet more or less to the line of ordinary high water along the Southerly bank of the Skagit River; thence Southeasterly along the line of ordinary high water of the Skagit River a distance of 900 feet more or less to the South line of said Section 14; thence North 89°07'53" West along said South line of Section 14 a distance of 1600 feet more or less to the TRUE POINT OF BEGINNING.

RESERVING AND EXCEPTING to Seller, its successors and/or assigns, a non-exclusive easement for ingress, egress and utilities, sixty (60) feet in width, as may be selected by Seller over and across the westerly, northerly and easterly portions of the above described property in order to provide an access road commencing at the most westerly corner of the subject property, thence running generally easterly to the Community Recreational Area to the east of the subject property designated as Tract 8; provided that Seller bears its pro-rata share of the expenses of constructing, maintaining and/or relocating said road.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over that certain road as it now exists, or as may be hereafter relocated by Seller, sixty (60) feet in width, said road to commence at the most westerly corner of the subject property and running generally in a southerly direction to connect with the South Skagit State Highway, said easement being situated on the following described property, to-wit:

Government Lots 4, 5 and 6 of Section 14; and Government Lot 3 of Section 23, all in Township 35 North, Range 6 East W.M.

provided that Purchaser bear his pro-rata share of the expenses of constructing, maintaining and/or relocating said road.

TOGETHER WITH a non-exclusive easement to use the Community Recreational Area designated as Tract 8 for recreational purposes, provided that Purchaser bears his pro-rata share of the real estate taxes, assessments and costs of maintenance of said recreational area.

The above described easements as they now exist are generally depicted by that certain survey by Leonard & Boudinot, Inc., as recorded under Auditor's File No. 8001040030.

MA 1/11/06 *1-22/06*
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