


After Recording Return To:
RKSJ, LLC
6067 Central Avenue
Anacortes, WA 98221


200606210132
Skagit County Auditor
6/21/2006 Page 1 of 3 3:50PM

EASEMENT FOR BUFFER

GRANTORS: RKSJ, L.L.C., a Washington limited liability company
GRANTEES: RKSJ, L.L.C., a Washington limited liability company
Legal Description:
Abbreviated Form: Lots 1&2, SP PL04-0556 SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Additional on Page: 1&2
Assessor's Tax Parcel Nos: P124147, P124148

JUN 21 2006

Amount Paid \$
By Skagit Co. Treasurer Deputy

THE UNDERSIGNED GRANTOR, RKSJ, L.L.C., a Washington limited liability company, for and in consideration of obtaining water service to real property owned by Grantor, hereby conveys and quitclaims to RKSJ, L.L.C., a Washington limited liability company, ("Grantee") a non-exclusive, perpetual easement for a noise and view buffer over, under and across the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

A strip of land being 40 feet wide on the North side of the following described line:

Beginning at the Southeast corner of Lot 1, Pangea Vista 1, Skagit County Short Plat PL04-0556, recorded under Auditor's File No. 200602210059, on February 21, 2006, thence N65°36'24"W along the South line of said Lot 1 a distance of 195.00 feet and the termination of said line.

Subject to easements, encumbrances, restrictions, court actions and all matters of record.

Situate in Skagit County, Washington.

This easement is granted for the benefit of the following described real property:

Lot 2 Skagit County Short Plat No. PL-04-0556 approved February 16, 2006 and recorded February 21, 2006 under Skagit County Auditor's File Number 200602210059, Records of Skagit County, Washington.

Subject to easements, encumbrances, restrictions, court actions and all matters of record.

Situate in Skagit County, Washington.

Grantor and future owners of Lot 1 of Pangea Vista I, shall not change or modify the soil or vegetation within the buffer easement area without the prior, written approval of Grantee.

The benefits, burdens, and covenants of the easement(s) granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantor's and Grantee's property and their respective heirs, successors and assigns, and all persons possessing any of said property by, through, or under the parties hereto, or their respective heirs, successors or assigns.

This easement shall not effect a merger of the fee ownership and the easement. The fee and easement shall hereafter remain separate and distinct.

This Easement shall be construed and governed by the laws of the State of Washington.

The invalidity or unenforceability of any provision hereof shall not affect or impair any other provisions hereof.

DATED this 21st day of June, 2006.

RKSJ, LLC



EARL ROGER NOAR, Manager



200606210132

Skagit County Auditor

State of Washington)
County of Skagit)

I certify that I know or have satisfactory evidence that EARL ROGER NOAR is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the MANAGER of RKSJ, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-21-06

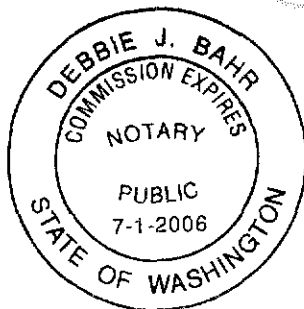
Debbie J. Bahr
(Signature)

NOTARY PUBLIC

DEBBIE BAHR

Print Name of Notary

My appointment expires: 6-7-07



200606210132

Skagit County Auditor