

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



200606210133

Skagit County Auditor

6/21/2006 Page 1 of 3 3:50PM

## EASEMENT FOR WATERLINE AND CONSTRUCTION OF WATERLINE

GRANTORS: RKSJ, L.L.C., a Washington limited liability company  
GRANTEES: DEL MAR COMMUNITY SERVICE, INC., a Washington  
non-profit corporation

**Legal Description:**

Abbreviated Form: Lot 2, SP PL04-0556

Additional on Page: 1&2

Assessor's Tax Parcel Nos: P124148

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 DEL MAR COMMUNITY SERVICE, INC., a Washington non-profit corporation, non-exclusive, perpetual easements for ingress, egress and utilities over, under and across the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

### WATERLINE EASEMENT

A strip of land being 10 (ten) feet in width, commencing at the Northwestern corner of Lot 2 of the Pangea Vista 1, Skagit County Short Plat PL04-0556, recorded under auditor's file Number 200602210059, on February 21, 2006, thence S18°29'34"W, along the Easterly right of way of Marine Drive, a distance of 95.31 feet, to the true point of beginning, thence continuing S18°29'34"W, along the Easterly right of way a distance of 10.03 feet, thence S67°07'21"E a distance of 31.00 feet, thence N22°52'39"E a distance of 10.00 feet, thence N67°07'21"W a distance of 31.77 feet, to the true point of beginning.

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

Situate in Skagit County, Washington.

#### **WATERLINE CONSTRUCTION EASEMENT**

A strip of land 20 (twenty) feet in width, centered on the above described waterline easement, commencing at the Northwesterly corner of Lot 2 of the Pangea Vista 1, Skagit County Short Plat PL04-0556, recorded under auditor's file Number 200602210059, on February 21, 2006, thence S18°29'34"W, along the Easterly right of way of Marine Drive, a distance of 90.29 feet, to the true point of beginning, thence continuing S18°29'34"W, along the Easterly right of way a distance of 20.06 feet, thence S67°07'21"E a distance of 30.62 feet, thence N22°52'39"E a distance of 20.00, thence N67°07'21"W a distance of 32.15 feet, to the true point of beginning.

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

Situate in Skagit County, Washington.

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.

///

///



200606210133

Skagit County Auditor

DATED this 21<sup>st</sup> day of June, 2006.

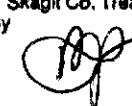
RKSJ, LLC



EARL ROGER NOAR, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 21 2006

AMOUNT PAID \$  
Skagit Co. Treasurer  
By  Deputy

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: 6-21-2006



(Signature)

NOTARY PUBLIC

Kimberly Ann Kane

Print Name of Notary

My appointment expires: July 19, 2010



200606210133

Skagit County Auditor

6/21/2006 Page

3 of

3 3:50PM