


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

  
200606210134  
Skagit County Auditor  
6/21/2006 Page 1 of 4 3:51PM

## EASEMENT FOR UTILITIES

GRANTORS: RKSJ, L.L.C., a Washington limited liability company  
GRANTEES: RKSJ, L.L.C., a Washington limited liability company  
EARL ROGER NOAR & KATHLEEN F. NOAR  
husband and wife

**Legal Description:**

Abbreviated Form: Lots 1&2, SP PL04-0556  
Ptn NE, SW, and SE, NW, S2 T34N, R1E, WM

Additional on Page: 1&2

Assessor's Tax Parcel Nos: P124147, P124148, P19057

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 and to EARL ROGER NOAR & KATHLEEN F. NOAR, husband and wife, (collectively "Grantee") non-exclusive, perpetual easements for underground utilities over, under and across the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

The contiguous centerline of said easement is described as follows: 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 100.31 feet, to the true point of beginning of said contiguous centerline, thence along said centerline the easement being 60 feet wide, 30 feet to the North and 30 feet to the South of said centerline continuing S76°30'00"E a distance of 150.00 feet, thence along said centerline the easement being 30 feet wide, 15 feet to the East and 15 feet to the West of said centerline continuing N25°00'00"E until intersecting the 30 foot easement recorded on said Short Plat along the North line of said Lot 2.

**TOGETHER WITH:**

A 20' strip of land shown as a utility easement on the face of Short Plat PL 04-0556 running parallel to Marine Drive and located along the west line of Lots 1 & 2 of Short Plat PL 04-0556.

**TOGETHER WITH:**

A 20' strip of land located on the South side of the North property line of Lot 2 of Short Plat PL 04-0556 running parallel to the common boundary line of Lots 1 & 2 of Short Plat PL 04-0556.

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

Situate in Skagit County, Washington.

These easements are granted for the benefit of the following described real property:

**Parcel A.**

The Northeast Quarter of the Southwest Quarter, and the Southeast Quarter of the Northwest Quarter of Section 2, Township 34 North, Range 1 East, West of the Willamette Meridian, Skagit County Washington; EXCEPTING therefrom said Southeast Quarter of the Northwest Quarter that portion lying within the boundaries of Short Plat 17-75, as recorded in Volume 1 of Short Plats, page 36, Auditor's File No. 817573. Situate in Skagit County, Washington.

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

Situate in Skagit County, Washington.

**Parcel B**

Lot 1 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.

Parcel C

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.

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.

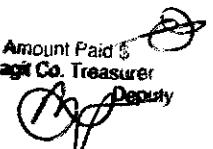
DATED this 21<sup>st</sup> day of June, 2006.

RKSJ, LLC

  
EARL ROGER NOAR, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 21 2006

Amount Paid \$  
By  Skagit Co. Treasurer  
Deputy



200606210134  
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: June 21, 2006

Kimberly Ann Kane  
(Signature)

NOTARY PUBLIC

Kimberly Ann Kane  
Print Name of Notary

My appointment expires: July 19, 2010

