

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



200606300149
Skagit County Auditor

6/30/2006 Page 1 of 5 12:57PM

EASEMENT FOR WATERLINE AND CONSTRUCTION OF WATER LINE

GRANTOR: SAKLAND ENTERPRISES, LLC,
a Washington limited liability company

GRANTEES: JOHN L. BOUSLOG, a single man; and
SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1,
a Washington municipal corporation

Legal Description:

Abbreviated Form: Ptn Lot 12, City of Burlington BSP No. BURL-01-04

Additional on Pages: 3 and 4

Assessor's Tax Parcel No.: P121447; P23995

THE UNDERSIGNED GRANTOR, SAKLAND ENTERPRISES, LLC, a Washington limited liability company, for and in consideration of the extension of fire protection mutually benefiting the Grantor and Grantee and other non-monetary consideration, hereby conveys and quitclaims to JOHN L. BOUSLOG, a single man, and SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, a Washington municipal corporation (herein collectively the "Grantees"), a non-exclusive, perpetual easement for the ingress, egress and the construction and maintenance of a waterline over, under and across the following real property situate in the City of Burlington, County of Skagit, State of Washington, described in Exhibit "A" attached hereto and incorporated herein by this reference.

The waterline described in the attached Exhibit "A" is granted for the benefit of the real property of JOHN L. BOUSLOG described in Exhibit "B" attached and incorporated by this reference ("Benefited Property"). A site map of the easement is attached as Exhibit "C" and

**EASEMENT FOR WATERLINE AND
CONSTRUCTION OF WATERLINE**

incorporated by this reference. **SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1** ("PUD No.1") is also named herein as a Grantee and a third party beneficiary of this easement with the intent to provide PUD No. 1 with rights and privileges coextensive with the Benefited Property as the public utility providing water service to the Benefited Property.

The benefits, burdens and covenants of the easements granted herein shall be deemed appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantor and Grantee 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 and 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.

DATED this 30th day of June, 2006.

GRANTOR:

SAKLAND ENTERPRISES, LLC

By [Signature]
Member/Manager

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

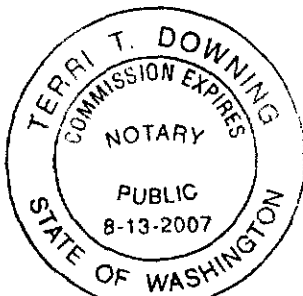
JUN 30 2006

Amount Paid \$~~0~~
Skagit Co. Treasurer
By them Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Steven Sakuma is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of **SAKLAND ENTERPRISES, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30 day of June, 2006.



[Signature]

Printed Name Terri T. Downing
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 8/13/2007

EASEMENT FOR WATERLINE AND CONSTRUCTION OF WATERLINE

-2-

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200606300149
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EXHIBIT "A"
(Waterline Easement)

Waterline Easement

Grantor: Saktund Enterprises, LLC
Grantee: John L. Bouslog

An easement for waterline purposes and the maintenance thereof, over, under and across a portion of Lot 12, City of Burlington Binding Site Plan No. BURL-01-04, approved March 8, 2004 and recorded March 15, 2004 under Skagit County Auditor's File Number 200403150153, being a portion of the South 1/2 of the Northeast 1/4 and a portion of Government Lot 8, Section 7, Township 34 North, Range 4 East, W.M. said easement being more particularly described as follows:

BEGINNING at the Southeasterly corner of said Lot 12, City of Burlington Binding Site Plan No. BURL-01-04 (also being the Southwest corner of that certain parcel conveyed to John L. Bouslog by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9705300161);
thence North 0°51'19" West along the East line of said Lot 12 (also being the West line of said Bouslog parcel) for a distance of 24.00 feet;
thence South 89°08'41" West for a distance of 34.00 feet;
thence South 0°51'19" East for a distance of 11.07 feet, more or less, to a point on a non-tangent curve on the Southwesterly line of said Lot 12 (also being the Northerly right-of-way margin of Marketplace Drive);
thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South 59°08'43" East a radius of 104.00 feet, through a central angle of 18°40'45", an arc distance of 33.91 feet, more or less, to a point bearing North 89°04'27" West from the POINT OF BEGINNING;
thence South 89°04'27" East for a distance of 2.79 feet, more or less, to the POINT OF BEGINNING.

EXCEPT existing waterline easement as established per said Burlington Binding Site Plan No. BURL-01-04.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.



200606300149

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EXHIBIT "B"
(Legal Description of Bouslog's/Grantee's Real Property)

That portion of Government Lot 8, Section 7, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Pacific Highway (formerly U.S. 99) which is 324.5 feet South of the Northeast corner of said Government Lot 8;

Thence West parallel with the North line of said Lot 8, a distance of 400 feet;

Thence South parallel with the West line of highway a distance of 200 feet;

Thence East parallel with the North line of Government Lot 8, a distance of 400 feet to the West line of the highway;

Thence North along the West line of said highway a distance of 200 feet, more or less, to the point of beginning;

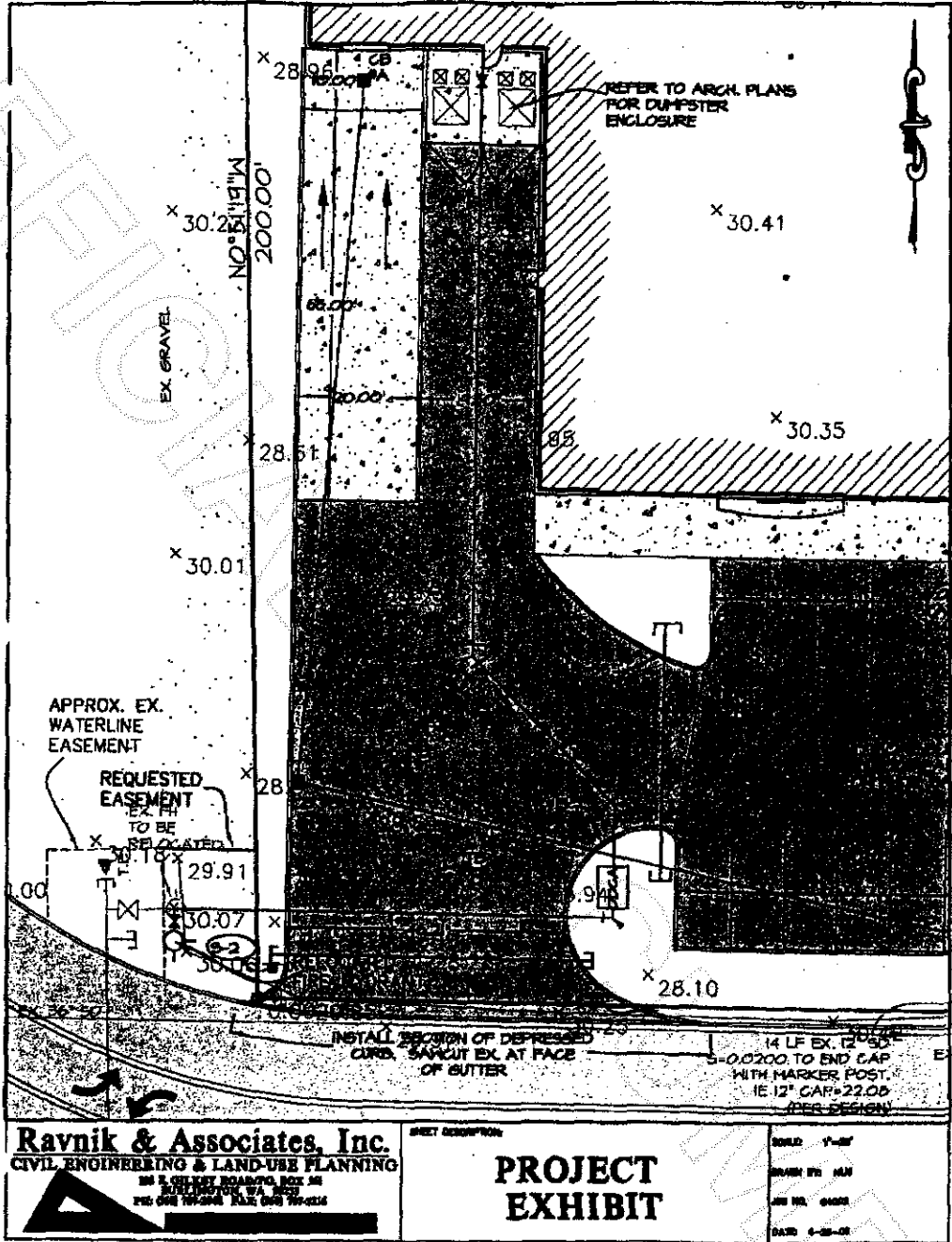
EXCEPT any portion thereof, lying East of the West line of State Highway, as conveyed to the State of Washington by Deed recorded July 30, 1937, under Auditor's File No. 292917, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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EXHIBIT "C"
(Site Map)



Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
800 S. CHERRY ROAD, BOX 40
BURLINGTON, WA 98222
P.O. BOX 100000, FAX 509 754-0114

PROJECT EXHIBIT

SCALE: 1"=20'
DRAWN BY: MJK
JOB NO.: 0400
DATE: 6-28-06



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