



200607110122

Skagit County Auditor

7/11/2006 Page 1 of 4 2:20PM

After Recording Return To:
Earl Roger Noar
6067 Central Avenue
Anacortes, WA 98221

EASEMENT FOR UNDERGROUND UTILITIES

GRANTORS: EARL ROGER NOAR & KATHLEEN F. NOAR
husband and wife

GRANTEES: RKSJ, L.L.C., a Washington limited liability

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, EARL ROGER NOAR & KATHLEEN F. NOAR, husband and wife, (collectively "Grantor"), for and in consideration of obtaining underground utilities 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 under, through and across the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

A 40.00 foot wide strip of land being 20 feet on each side of the following described line:

Commencing at the Northeast corner of boundary line adjustment Parcel No. 1 of survey recorded under A.F. No. 9508150113 in Volume 17 of surveys, page 94, records of Skagit County, Washington;

Thence South 0°13'40"West along the East line of said Parcel No. 1 a distance of 10.03 feet to the point of beginning;

Thence North 85°33'32"East a distance of 206.45 feet;

Thence North 05°33'54"East a distance of 101.29 feet;

Thence North 22°20'00"East a distance of 173.25 feet;

Thence North 31°23'00"West a distance of 183.50 feet;

Thence North 57°20'00" West a distance of 226.25 feet or until intersecting the East property line of Lots 1 and 2, Pangea Vista 1, Skagit County Short Plat PL04-0556, recorded under Auditor's File No. 200602210059

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:

Lot 1, Pangea Vista 1, Skagit County Short Plat PL04-0556, recorded under Auditor's File No. 200602210059

Lot 2, Pangea Vista 1, Skagit County Short Plat PL04-0556, recorded under Auditor's File No. 200602210059

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.

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 11 2006

Amount Paid
Skagit Co. Treasurer
By Deputy

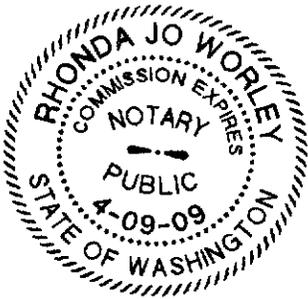


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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that KATHLEEN F. NOAR is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 11, 2006.



Rhonda Jo Worley
(Signature of Notary)

RHONDA JO WORLEY
(Legibly Print or Type Name of Notary)

My appointment expires: 04-09-09



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