



200608170058

Skagit County Auditor

8/17/2006 Page

1 of

3 10:00AM

EASEMENT FOR WATER MAINS

P124148

RKSJ, L.L.C., a Washington limited liability company (the "Grantor"), for and in consideration of one dollar (\$1.00) and other good and valuable consideration, hereby dedicates, conveys and grants to Del Mar Community Service, Skagit County, Washington (the "Grantee") and its successors and assigns a permanent non-exclusive easement for water mains and appurtenances thereto under upon and through the following described real property situated in Island County, Washington, legally described as follows:

A strip of land being 43 feet in width, 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 92.31 feet, to the true point of beginning, thence continuing S18°29'34"W, along the Easterly right of way a distance of 43.13 feet, thence S67°07'21"E a distance of 28.72 feet, thence N22°52'39"E a distance of 43.00 feet, thence N67°07'21"W a distance of 32.01 feet, to the true point of beginning, as described and shown on Attachment "A".

That Grantee shall have the right without prior institution of any suit or proceeding at law, at times as may be necessary, to enter upon said Property to install, lay, construct, renew, replace, operate and maintain mains and necessary facilities and other equipment for the purposes of serving the Property and other properties with water and other utility service. The Grantee agrees to restore the easement as nearly as possible to its condition prior to any disturbance from construction, maintenance or repair of such facilities.

The Grantor covenants that no structure or obstruction, including fences, shall be erected over, upon or within and no trees, bushes or other shrubbery shall be planted, and no vehicle parking, in the area of ground for which the easement in favor of Grantee has been provided herein. No other underground utilities permitted in the area 5 feet north of the water mains and 2 feet south of the water mains. In the event that the Grantor installs an access gate, the Grantor will provide the Grantee with an access key.

This easement and the covenants herein shall be covenants running with the land and shall be binding on the successors, heirs and assigns of both parties hereto.

The Grantor warrants that the Grantor has fee title to the Property and warrants the Grantee title to and quiet enjoyment of the easement conveyed hereto.

ATTACHMENT "A"

LOT 1 PANGAEA VISTA 1
SKAGIT COUNTY SHORTPLAT
PL04-0556

PROP. CORNER

LOT 2 PANGAEA VISTA 1
SKAGIT COUNTY SHORTPLAT
PL04-0556

MARINE DRIVE

R.O.W.

R.O.W.

EASEMENT

WATER MAIN

CEDARCREST LN (PVT)

R.O.W.



200608170058
Skagit County Auditor

DATED this day of 8/16, 2006.

GRANTOR(S):

By Earl Roger Near

Its Manager, RKSI, LLC

Easement
SKAGIT COUNTY, WASHINGTON
Real Estate License Tax

AUG 17 2006

STATE OF WASHINGTON

COUNTY OF Washington }
SS

Amount Paid \$0
Skagit County Treasurer
of him County

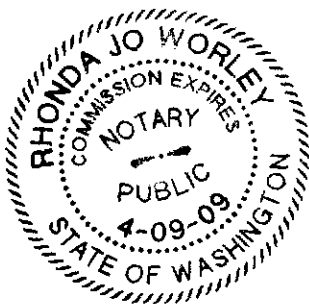
I certify that I know or have satisfactory evidence that Earl R. Near signed this instrument and acknowledged who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument, and acknowledged it to be his/her free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

Dated August 16, 2006

Signature of Rhonda Jo Worley
Notary Public

Title Notary Public

My appointment expires 04-09-09



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