

RETURN ADDRESS:

CHAD SAVAGE  
SAYYES ENTERPRISES, LLC  
22304 HIGHWAY 9  
MOUNT VERNON, WA 98274



200608170100

Skagit County Auditor

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**WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

<b>DOCUMENT TITLE(S)</b> (or transactions contained therein):
Road Access Easement
<b>REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:</b>
n/a
<input type="checkbox"/> Additional reference #s on page ____ of document(s)
<b>GRANTOR(S)</b> (Last name first, then first name and initials)
TADA, LLC, a Washington limited liability company
<input type="checkbox"/> Additional names on page ____ of document
<b>GRANTEE(S)</b> (Last name first, then first name and initials)
Sayyes Enterprises, LLC, a Washington limited liability company; Patricia A. Lessard; Charles A. Rossi and Susanne M. Rossi, husband and wife; Laurence G. Fladebo and Delores L. Fladebo, Trustees of the Fladebo Family Trust dated May 1, 2000; and Mildred A. Leslie
<input type="checkbox"/> Additional names on page ____ of document
<b>LEGAL DESCRIPTION</b> (abbreviated: i.e., lot, block, plat or section, township, range)
Portion of Gov't Lot 2 of Section 25, Township 33 North, Range 4 East, W.M.  Lots 1 through 9 of the Plat of Willabelle Estates, as per plat recorded October 25, 2005, under Skagit County Auditor's File No. 200510250130
<input checked="" type="checkbox"/> Additional legal is on pages 4-5 of document
<b>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER</b>
P121695, P123529, P123530, P123531, P123532, P123533, P123534, P123535, P123536, P123537
<input type="checkbox"/> Assessor Tax # not yet assigned

## ROAD ACCESS EASEMENT

TADA, LLC, a Washington limited liability company ("Grantor") owns the property located in Skagit County, Washington, more particularly described in Exhibit A hereto (the "Road Easement Area"). The Road Easement Area is a private road. The Road Easement Area is graphically depicted by crosshatching on the diagram attached hereto as Exhibit B.

Sayyes Enterprises, LLC, a Washington limited liability company; Patricia A. Lessard; Charles A. Rossi and Susanne M. Rossi, husband and wife; Laurence G. Fladebo and Delores L. Fladebo, Trustees of the Fladebo Family Trust dated May 1, 2000; and Mildred A. Leslie (collectively "Grantees") own Lots 1 through 9 of the Plat of Willabelle Estates, as per plat recorded October 25, 2005, under Skagit County Auditor's File No. 200510250130, situate in Skagit County, Washington (the "Benefited Properties").

The septic drainfield sites for the Benefited Properties (the "Septic Drainfields") are located within an easement area that is adjacent to the Road Easement Area. The easement area within which the Septic Drainfields are located is depicted on the Plat of Willabelle Estates, Skagit County Auditor's file no. 200510250130. Grantor desires to provide the owners of the Benefited Properties with road access to the Septic Drainfields for purposes of operating and maintaining those drainfields.

### EASEMENT

1. Grant and Purposes of Easement. Grantor hereby grants to Grantees and subsequent owners of the Benefited Properties a nonexclusive easement over the Road Easement Area for the purpose of road access to the Septic Drainfields for purposes of operating and maintaining those drainfields and installing, repairing and replacing sewage disposal facilities therein.

2. Duration of Easement. The easement set forth in paragraph 1 shall last as long as the Benefited Properties utilize the Septic Drainfields for sewage disposal.

3. Maintenance of Road Easement Area. The owners of the Benefited Properties shall have the right, but not the obligation, to undertake such maintenance of the Road Easement Area as is necessary to make the Road Easement Area usable for purposes of accessing the Septic Drainfields.

4. Relocation of Road Easement Area. Grantor shall have the right, at Grantor's expense, to relocate the Road Easement Area onto other property owned by Grantor as long as the relocated road provides an equivalent level of access to the Septic Drainfields.

5. Running with the Land. This easement shall run with the land and shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns.



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## EXHIBIT A

### LEGAL DESCRIPTION OF ROAD EASEMENT AREA

That portion of those premises conveyed to Tada, LLC by deed recorded as Auditor's File Number 200604250146 lying within Government Lot 2 of Section 25, Township 33 North, Range 4 East, W.M. and lying Northerly of those premises conveyed to Delores Brown and David M. Brown, her husband, by deed recorded as Auditor's File No. 788421 and lying Southerly of a line drawn parallel with and 30 feet Northerly of the North line of said Brown premises and lying within the following described 60-foot wide strip of land:

A strip of land 60.00 feet wide lying 30.00 feet on each side of a centerline lying within the northeast quarter of Section 25, Township 33 North, Range 4 East, W.M. and described as follows:

Commencing at the northeast corner of said Section 25 according to Record of Survey filed in Volume 13 of Surveys, Page 43, Records of Skagit County, Washington;

THENCE N89°19'35"W along the north line of said Section 25 a distance of 1504.70 feet to the POINT OF BEGINNING and a point on a curve the radial center of which bears S41°55'15"W, 210.00 feet;

THENCE southeasterly along said curve through a central angle of 10°08'15" a distance of 37.16 feet;

THENCE S37°56'30"E, 205.55 feet to a point of curvature of a curve to the left having a radius of 120.00 feet;

THENCE easterly along said curve through a central angle of 83°39'59" a distance of 175.23 feet;

THENCE N58°23'31"E, 101.04 feet to a point of curvature of a curve to the right having a radius of 200.00 feet;

THENCE easterly along said curve through a central angle of 59°06'43" a distance of 206.34 feet;

THENCE S62°29'46"E, 110.51 feet to a point of curvature of a curve to the left having a radius of 100.00 feet;

THENCE easterly and northeasterly along said curve through a central angle of 93°09'28" a distance of 162.59 feet;

THENCE N24°20'46"E, 50.93 feet to a point of curvature of a curve to the right having a radius of 125.00 feet;

THENCE northeasterly and easterly along said curve through a central angle of 66°19'39" a distance of 144.70 feet to a point which is 30.00 feet southerly of said north line of Section 25;



THENCE S89°19'35"E, parallel with said north line of Section 25 a distance of 270.87 feet to a point of curvature of a curve to the right having a radius of 150.00 feet;

THENCE easterly and southeasterly along said curve through a central angle of 60°51'09" a distance of 159.31 feet;

THENCE S28°28'26"E, 40.33 feet to a point of curvature of a curve to the right having a radius of 270.00 feet;

THENCE southerly along said curve through a central angle of 31°00'23" a distance of 146.11 feet;

THENCE S02°31'57"W, 10.98 feet to a point of curvature of a curve to the right having a radius of 470.00 feet;

THENCE southerly along said curve through a central angle of 25°34'29" a distance of 209.79 feet;

THENCE S28°06'26"W, 89.96 feet to a point of curvature of a curve to the left having a radius of 175.00 feet;

THENCE southerly along said curve through a central angle of 57°59'48" a distance of 177.14 feet;

THENCE S29°53'22"W, 72 feet, more or less, to the centerline of State Route 9 and the terminus of this centerline description.

EXCEPT any portion thereof lying within State Route 9 Right of Way.

The side lines of said strip shall be shortened or lengthened to terminate at the said north line of Section 25.

Situate in Skagit County, Washington.



# EXHIBIT B

## DIAGRAM SHOWING ROAD EASEMENT AREA

