



200608310120  
Skagit County Auditor

8/31/2006 Page 1 of 2 1:24PM

Name: Landmark Bldg. and Dev., Inc.

Address: 638 Sunset Park Dr. #215

City and State: Sedro-Woolley, WA, 98284

Tax Account Number: P119397, P119413, P119414, P119398 and P119415  
Escrow #: JM-1308

### QUIT CLAIM DEED EASEMENTS

THE GRANTOR Landmark Building and Development, Inc., a Washington corporation

for and in consideration of easements without consideration

conveys and quit claims to Landmark Building and Development, Inc., a Washington corporation,

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

The seven following described easements all of which are on lots within the plat of "ELK HAVEN ESTATES" as per plat recorded August 6, 2002 as Skagit County Auditor's File No. 200208060083:

- 1 A non-exclusive easement for ingress, egress and utilities over, across and under that portion of Lot 18 of said plat described as follows: Begin at the Southwest corner of said Lot 18; thence North along the West line of said Lot 18 a distance of 100 feet; thence Southeasterly in a straight line 141 feet, more or less, to a point on the South line of said Lot 18 that lies 80.82 feet Easterly of the Southwest corner of said Lot 18; thence Westerly along said South line to the Southwest corner of said Lot 18, the Point of Beginning. This easement is to benefit Lot 19 of said plat.
  
- 2 A non-exclusive easement for the installation, maintenance and operation of storm drainage facilities over, under and through the following: The West 20 feet of Lot 34 of said plat; the South 10 feet of the North 20 feet of that portion of said Lot 34 lying West of the 150-foot wide power line right-of-way; and the West 10 feet of Lot 35 of said plat. This easement REPLACES that portion of that certain drainage easement of variable widths delineated on the face of the plat running Southeasterly, Southerly, Southwesterly and Westerly through Westerly portions of said Lot 34 lying Southerly of the North 10 feet of said Lot 34..
  
- 3 A non-exclusive access easement for the purpose of maintenance of the above described drainage facilities through that portion of the North 10 feet of said Lot 34 lying West of the power line right-of-way and through the East 30 feet of the West 50 feet of said lot 34 and the East 30 feet of the West 50 feet of the North 160 feet of said Lot 35 and the East 20 feet of the West 40 feet of said Lot 35 EXCEPT the North 160 feet thereof.

- 4 A non-exclusive easement for ingress, egress and utilities over, under and through the West 50 feet of said Lot 34; SUBJECT to the above described easement for drainage facilities. This easement is to benefit Lots 35 and 36 of said plat.
- 5 A non-exclusive easement for ingress, egress, and utilities over, under and through the West 50 feet of the North 160 feet of said Lot 35; and, the West 40 feet of said Lot 35 EXCEPT the North 160 feet thereof; and, the South 65 feet of the East 30 feet of the West 70 feet of said Lot 35; SUBJECT to the above described easement for drainage facilities. This easement is to benefit Lot 36 of said plat.
- 6 A non-exclusive easement for waterline purposes over, under and through the South 10 feet of said Lot 34, EXCEPT the West 20 feet thereof, SUBJECT to the above described easements. This easement is to benefit Lots 34 and 35 of said plat.
- 7 A non-exclusive easement for waterline purposes over, under and through the North 10 feet of said Lot 35, EXCEPT the West 20 feet thereof; SUBJECT to the above described easements. This easement is to benefit Lots 34 and 35 of said plat.

All of the above easements are subject to matters of record.

Dated this 28 day of August, 2006.


Landmark Building and Development, Inc. by:

[Signature]

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 31 2006

Amount Paid \$ 0  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF WASHINGTON, } County of <u>Skagit</u> } ss.	ACKNOWLEDGMENT - Corporate
On this <u>28<sup>th</sup></u> day of <u>August</u> , <u>2006</u> , before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared <u>John Ellis</u>	
_____ and _____ to me known to be the _____ President and _____ Secretary, respectively, of <u>Landmark Building + Dev.</u> the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.	
Witness my hand and official seal hereto affixed the day and year first above written.	
	<u>Robin K Frizzell</u> Notary Public in and for the State of Washington, residing at _____ My appointment expires <u>9-30-2009</u>