

After Recording Return To:
B & M Management, LLC
P. O. Box 356
Clear Lake, WA 98235-0356



200610020147
Skagit County Auditor

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EASEMENT FOR ACCESS & UTILITIES

GRANTOR: BETHEL ASSEMBLY OF GOD, a Washington non-profit corporation
GRANTEE: B & M MANAGEMENT, LLC, a Washington limited liability company
Legal Description: SKAGIT COUNTY WASHINGTON
Abbreviated Form: Ptn of Lot 3, S19, T35N, R5E, W1EAL ESTATE EXCISE TAX #5119
Additional on Page: 1, 2, 3 OCT 02 2006
Assessor's Tax Parcel Nos: P39499/350519-0-059-0102 Amount Paid \$14740
P39498/350519-0-059-0003 Skagit Co. Treasurer By [Signature]

THE UNDERSIGNED GRANTOR, BETHEL ASSEMBLY OF GOD, a Washington non-profit corporation, for and in consideration of the covenants and mutual agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and grants to B & M MANAGEMENT, LLC, a Washington limited liability company, GRANTEE, a non-exclusive, perpetual easements for ingress, egress and underground utilities over, under and across the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

The East 3.00 feet of the South 125.00 feet of that certain parcel legally described as follows:

The West 175 feet of the following described tract:

That portion of Government Lot 3, Section 19, Township 35 North, Range 5, East W.M., described as follows:

Beginning at a point on the south line of said Government Lot 3 that is 170 feet East of the Southwest corner thereof; thence North 312.55 feet, thence East 280

feet, thence South 311.65 feet to the South line of said Government Lot 3, thence West 280 feet along said South line to the point of beginning, EXCEPT that portion lying within the boundaries of State Street.

Subject to easements, encumbrances, restrictions, court actions and all matters of record.

Situate in Skagit County, Washington.

Grantor is the owner of the real property legally described as follows:

The West 175 feet of the following described tract:

That portion of Government Lot 3, Section 19, Township 35 North, Range 5, East W.M., described as follows:

Beginning at a point on the south line of said Government Lot 3 that is 170 feet East of the Southwest corner thereof; thence North 312.55 feet, thence East 280 feet, thence South 311.65 feet to the South line of said Government Lot 3, thence West 280 feet along said South line to the point of beginning, EXCEPT that portion lying within the boundaries of State Street.

Situs Address: 805 Township, Sedro Woolley, WA 98284 (P39498)

Situate in Skagit County, Washington.

Grantee is the owner of the real property legally described as follows:

A portion of Lot 3, Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the South line of said lot, 170 feet East of the Southwest corner thereof;
thence North 312.55 feet;
thence East 280 feet;
thence South 311.65 feet to the South line of Lot 3;
thence West 280 feet to place of beginning;

EXCEPT County Roads;

EXCEPT the West 175 feet of the following described tract:



That portion of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the South line of said Government Lot 3 that is 170 feet East of the Southwest corner thereof;
thence North 312.55 feet;
thence East 280 feet;
thence South 311.65 feet to the South line of said Government Lot 3;
thence West 280 feet along said South line to the point of beginning;

EXCEPT that portion lying within the boundaries of State Street,

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

This easement is granted for the benefit of the described adjoining real property owned by the Grantee.

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 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.

DATED this second day of October, 2006.

GRANTOR:

BETHEL ASSEMBLY OF GOD
a Washington non-profit corporation

Dated: 10/02/06

By: David Schubert
Its: _____



