


After Recording, Return to:

Gary T. Jones
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P.O. Box 1245
Mount Vernon WA 98273


200610230192
Skagit County Auditor
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Grantor's Burdened Tax Parcel No. P54627

Grantee's Benefited Tax Parcel No. P54629

SEWER LINE EASEMENT

PLATINUM NINE HOLDINGS, LLC, a Washington Limited Liability Company of which CHRISTOPHER D. SMITH is Member and General Manager, Grantor, grants and conveys to WILBUR C. ANDERSON and SYLVIA D. ANDERSON, husband and wife, Grantees, a permanent easement for sewer line construction, maintenance, repair, replacement and use, over, under, along and across the parcel described in Exhibit "A" attached hereto and by this reference incorporated herein for the benefit of the following described real estate situate in the County of Skagit, State of Washington, as follows:

Lots Eleven (11) and Twelve (12), and the South Twenty (20') feet of Lot Thirteen (13), Block Eight (8), "Vernon Heights Second Addition to Mount Vernon", according to the plat recorded in Volume 3 of Plats page 62, records of Skagit County, Washington.

Grantor covenants and agrees to the following terms and conditions of the grant:

1. A schematic drawing of the proposed sewer line improvement to be constructed by Catapult Construction in 2006 Exhibit "B" is attached hereto and incorporated herein by this reference. This schematic drawing was prepared by reference to a survey stake in the southeast corner of the burdened premises and the lines of occupation and use of the premises and not by reference to a recorded survey of the easement.
2. The existing sewer line which crosses the burdened premises shall be abandoned in place upon completion of the work described in the schematic drawing, Paragraph 1 Exhibit B.
3. Grantees will tender to Grantor a quit claim deed to clear title to the adjoining lot owned by grantor except for the Sewer Line Easement premises.
4. Grantor agrees to make no use of the Sewer Line Easement premises which is inconsistent with the continued functioning of the pipeline clean out locations together with maintenance, repair and replacement as needed.

Exhibit "A"

Easement Premises:

The South 5 feet of the North 20 feet of Lot 13 Block 8, "Vernon Heights Second Addition to Mount Vernon" except the East 60 feet thereof together with the West 10 feet of the North 20 feet of Lot 13 and the West 10 feet of the South 20 feet of Lot 14 all in Block 8 "Vernon Heights Second Addition to Mount Vernon, Skagit County, Washington", as per Plat recorded in Volume 3 of Plats page 62, records of Skagit County, Washington



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