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Skagit County Auditor

KSA Investments LLC
727 Trail Rd.
Sedro Woolley, WA 98284

Parcel No.: **P-62236 and P-35422**
Legal Desc.: **Lot 1 Broad-Acre View Add. &
Ptn SW 1/4 SW 1/4, 36-35-3 E W.M.**

LAND TITLE OF SKAGIT COUNTY

EASEMENT

123698-PE

THE GRANTOR, BRYCE M. BARDEN as his separate property for and in consideration of Granting of Easement rights and no other consideration, convey to **THE GRANTEE**, KSA INVESTMENTS, L.L.C., a Limited Liability Company and to their heirs, successors and assigns in ownership of the property described on **Exhibit "B"** attached hereto, a non-exclusive easement being 10 feet in width for installation, maintenance and operation of utilities over, under and across the following described tract on **Exhibit A**:

Said easement shall be perpetual and run with the land described in Exhibit B
Said easement is delineated on the attached Exhibit C.

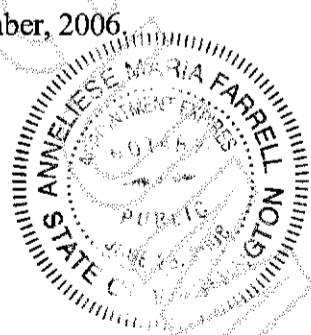
As attached hereto as Exhibit "A"

Concerning the subject easement on Tax Parcel No. P62236, the owner of Parcel No. P35422 (the Grantee) will only be responsible for replacement of the dirt upon completion of initial utility trenching and any future maintenance or repair activity. The replacement and/or repair of all lanscaping materials or structures (i.e. fencing) will be the responsibility of the owner of Parcel No. P77794 (the Grantor).

This Easement Agreement is executed the 21ST day of November, 2006.


Bryce M. Barden

State of Washington }
County of Skagit } SS.



On this day personally appeared before me **BRYCE M. BARDEN**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 21ST day of November, 2006.

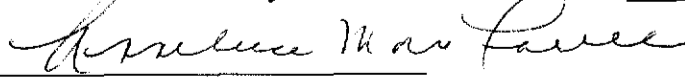

Notary Public in and for the State of Washington, residing at: La Conner
My appointment expires: 6/28/08

Exhibit A

A nonexclusive easement 10 feet in width for utilities purposes over, under and across the following described property:

Lot 1, "BROAD-ACRE VIEW ADDITION, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 5, records of Skagit County, Washington;

Situate in the County of Skagit, State of Washington.



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Exhibit B

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 35 North, Range 3 East, W.M., lying Westerly of the Avon-Allen County Road;

EXCEPT that portion thereof lying within the Plat of "BROAD-ACRE VIEW ADDITION, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 5, records of Skagit County, Washington;

ALSO EXCEPT the following described tracts:

1. Beginning at the intersection of the Southwesterly line of the Avon-Allen Road with the North line of said Broad-Acre View Addition; thence North $89^{\circ}49'00''$ West along the North line of said plat, a distance of 255.00 feet; thence North $45^{\circ}06'00''$ West, a distance of 125.00 feet; thence North $45^{\circ}27'48''$ East, a distance of 125.00 feet, more or less, to the Southwesterly line of the Avon-Allen Road; thence Southeasterly along said road 309.79 feet, more or less, to the point of beginning.
2. Beginning at a point on the West line of said subdivision, which bears North $00^{\circ}59'00''$ East, a distance of 753.80 feet from the Southwest corner thereof; thence East, a distance of 28.83 feet to the Westerly line of the Harvey Smith County Road No. 122; thence North $37^{\circ}07'20''$ West along said Harvey Smith County Road No. 122, a distance of 46.71 feet to a point on the West line of said subdivision, which point bears North $00^{\circ}59'00''$ East, a distance of 37.25 feet from the point of beginning; thence South $00^{\circ}59'00''$ West, a distance of 37.25 feet to the point of beginning.
3. Beginning at a point on the West line of said subdivision which bears North $00^{\circ}59'00''$ East, a distance of 753.80 feet from the Southwest corner thereof, said point being the Southwest corner of a tract conveyed to Jess A. Knutzen, et ux, by deed dated November 13, 1968, recorded November 14, 1968, under Auditor's File No. 720364, records of Skagit County, Washington; thence South $00^{\circ}59'00''$ West along the West line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, a distance of 69.00 feet; thence East to the Westerly line of the Harvey Smith County Road No. 122; thence North $37^{\circ}07'20''$ West along said Westerly road line to the Southeast corner of the aforementioned Jess Knutzen Tract; thence West along the South line thereof to the point of beginning.



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PARCEL "A" CONTINUED:

4. Beginning at the Northeast corner of Lot 1, Plat of "BROAD-ACRE VIEW ADDITION, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 5, records of Skagit County, Washington; thence South 89°49'00" East 400.95 feet along the North lines of Lots 1, 2 and 3, "REPLAT OF BROAD-ACRE VIEW ADDITION", as per plat recorded in Volume 10 of Plats, page 26, records of Skagit County, Washington; thence North 45°06'00" West 125.00 feet; thence North 45°27'48" East 125.06 feet to the Southwesterly margin of the Avon-Allen County Road; thence North 55°13'00" West 20.35 feet along said Southwesterly margin to the true point of beginning; thence South 45°27'48" West 128.22 feet; thence North 63°16'46" West 141.60 feet; thence North 35°04'39" West 255.34 feet to an intersection with the East line of the West 20.00 feet of said Southwest ¼ of the Southwest ¼ of Section 36; thence North 01°35'13" East 66.57 feet along said East line to a point of curvature; thence along the arc of said curve to the right having a radius of 25.00 feet through a central angle of 89°01'00", an arc distance of 38.84 feet to a point of tangency on the South line of the North 20.00 feet of that certain tract of land described in instrument recorded under Auditor's File No. 794686, records of Skagit County, Washington; thence South 89°23'47" East 8.79 feet along said South line to said Southwesterly margin of the Avon-Allen County Road; thence Southeasterly along said Southwesterly margin, a distance of 430.88 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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UNOFFICIAL DOCUMENT

Exhibit C

N01°35'13"E
654.79'

P35422

N63°16'46"W
141.60'

S89°49'00"E 410.81'

S89°51'10"E
116.25'

P62236

N01°35'13"E
174.48'

LOT 1
P77794

N01°35'13"E
174.40'

LOT 2

N01°35'13"E
30.01'

30.00'

S89°49'00"E
190.95'

N89°49'00"W
116.25'

PETERSON ROAD



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