



200701240146

Skagit County Auditor

1/24/2007 Page 1 of 3 3:19PM

AFTER RECORDING RETURN TO:

D. B. Johnson Construction, Inc.
1801 Grove St., Unit B
Marysville, WA 98270

CHICAGO TITLE CO. 1QB2963

Document Title:

Declaration of Exclusive Use Easement

Grantor:

D. B. Johnson Construction, Inc. a Washington corporation, all heirs, future owners, assigns, and successors in interest of Lot 12 of the plat of Cedar Heights West according to the plat thereof, recorded September 22, 2006, under Auditor's File No. 200609220186, records of Skagit County, Washington situated in Skagit County, Washington

Grantee:

D. B. Johnson Construction, Inc. a Washington corporation, all heirs, future owners, assigns, and successors in interest of Lot 13 of the plat of Cedar Heights West according to the plat thereof, recorded September 22, 2006, under Auditor's File No. 200609220186, records of Skagit County, Washington situated in Skagit County, Washington

Legal Description:

A portion of Lot 12 of the plat of Cedar Heights West according to the plat thereof, recorded September 22, 2006, under Auditor's File No. 200609220186, records of Skagit County, Washington situated in Skagit County, Washington as further described on Page 2 and shown in Exhibit A

Assessor's Property Tax Parcel/Account Numbers:

4904-000-012-0000 (P125078)

4904-000-013-0000 (P125079)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 24 2007

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

EXCLUSIVE USE EASEMENT

KNOW ALL MEN by these presents that D. B. Johnson Construction, Inc. a Washington corporation, the owner of certain real property located in Skagit County, Washington, the legal description, which is as follows:

Lot 12 of the plat of Cedar Heights West according to the plat thereof, recorded September 22, 2006, under Auditor's File No. 200609220186, records of Skagit County, Washington situated in Skagit County, Washington

does hereby grant, convey, establish and create an exclusive use easement for any and all purposes except the construction or placement of any permanent structure other than a fence, over, under, along and across the following described portion of the above referenced property:

Beginning at the southwest corner of Lot 12; Thence easterly, along the south line of Lot 12, a Distance Of 61'11"; Thence northerly, perpendicular to said south line, a distance of 5 feet; thence westerly, parallel with said south line, to the west line of said Lot 12; Thence southerly, along said west line, to the point of beginning.

Said easement is appurtenant to and for the benefit of D. B. Johnson Construction, Inc., a Washington corporation, its heirs, future owners, successors, and assigns of the following described property:

Lot 13 of the plat of Cedar Heights West according to the plat thereof, recorded September 22, 2006, under Auditor's File No. 200609220186, records of Skagit County, Washington situated in Skagit County, Washington.


Maintenance of the easement area shall be the responsibility of the owner of the Grantee Lot.

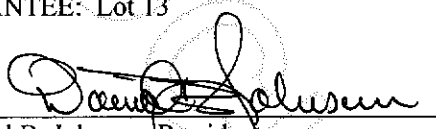
This easement is subject to the terms of any existing easement for drainage, utilities, sidewalk, or other purposes in the easement area. This easement shall be a covenant running with the land, and shall be binding on all parties having or acquiring any right, title, or interest in the land, and shall not be removed without the written agreement of the owners of the Grantor Lot and the Grantee Lot.

IN WITNESS THEREOF, the undersigned have hereunto set their hand and seal this 12 day of January, 2007.

GRANTOR: Lot 12

GRANTEE: Lot 13

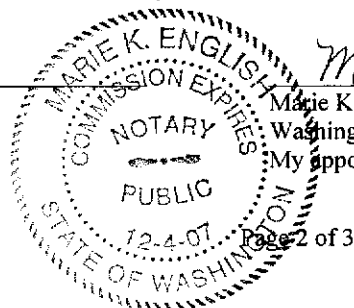

David B. Johnson, President
D.B. Johnson Construction, Inc

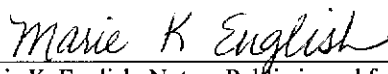

David B. Johnson, President
D. B. Johnson Construction, Inc.

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

On this day personally appeared before me David B. Johnson, to me known to be the President of D. B. Johnson Construction, Inc. and acknowledged to me that he was authorized to execute the foregoing instrument as such, and that said instrument was the free and voluntary act and deed of the entity referenced, for the uses and purposes therein mentioned.

Dated 1/12/07




Marie K. English, Notary Public in and for the State of Washington residing at Marysville
My appointment expires December 4, 2007.



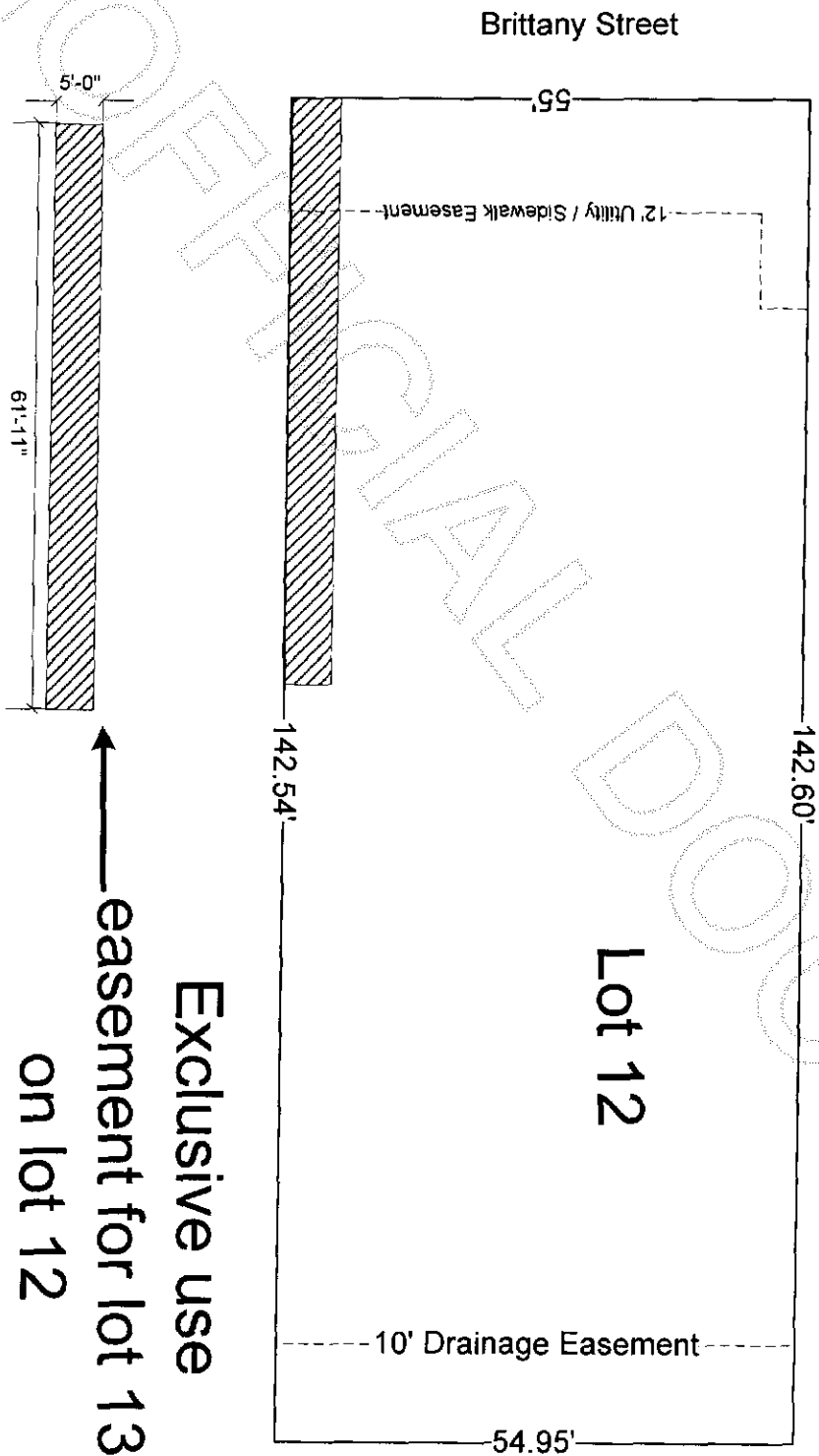
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Scale: 1" = 20'



Exhibit A



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Skagit County Auditor