



200702150118
Skagit County Auditor

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200610230192
Skagit County Auditor

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After Recording, Return to:

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

re-record to add exhibit

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.

5. Grantee of the easement, their successors and assigns shall have the right to go upon the easement premises to use the clean out locations constructed in the pipeline generally as shown on the schematic drawing, Exhibit B.
6. Grantee agrees to take reasonable measures to avoid contamination of the burdened premises and will promptly clean up contamination of the burdened property and restore the sewer line to proper functioning, if it fails.
7. Grantor will take reasonable measures to protect improvements within the easement premises and pay for prompt repair of any damage suffered by Grantee caused by Grantor, its successors, agents, tenants, contractors or invitees.

IN WITNESS WHEREOF, this Easement is executed as of the 19 day of October 2006.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
2012

OCT 23 2006

Amount Paid \$ 0
Skagit County Treasurer
By: Deputy

PLATINUM NINE HOLDINGS, LLC

By:

CHRISTOPHER D. SMITH, Member and General Manager

22 KAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

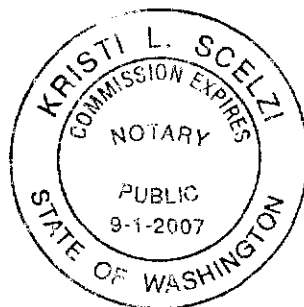
FEB 15 2007

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

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know, or have satisfactory evidence, that CHRISTOPHER D. SMITH is the person who executed the within and foregoing instrument, as General Manager and Member of PLATINUM NINE HOLDINGS, LLC 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 19 day of October 2006.



NOTARY PUBLIC in and for the
State of Washington, -
residing at Durington WA
My commission expires: 9-1-07



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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



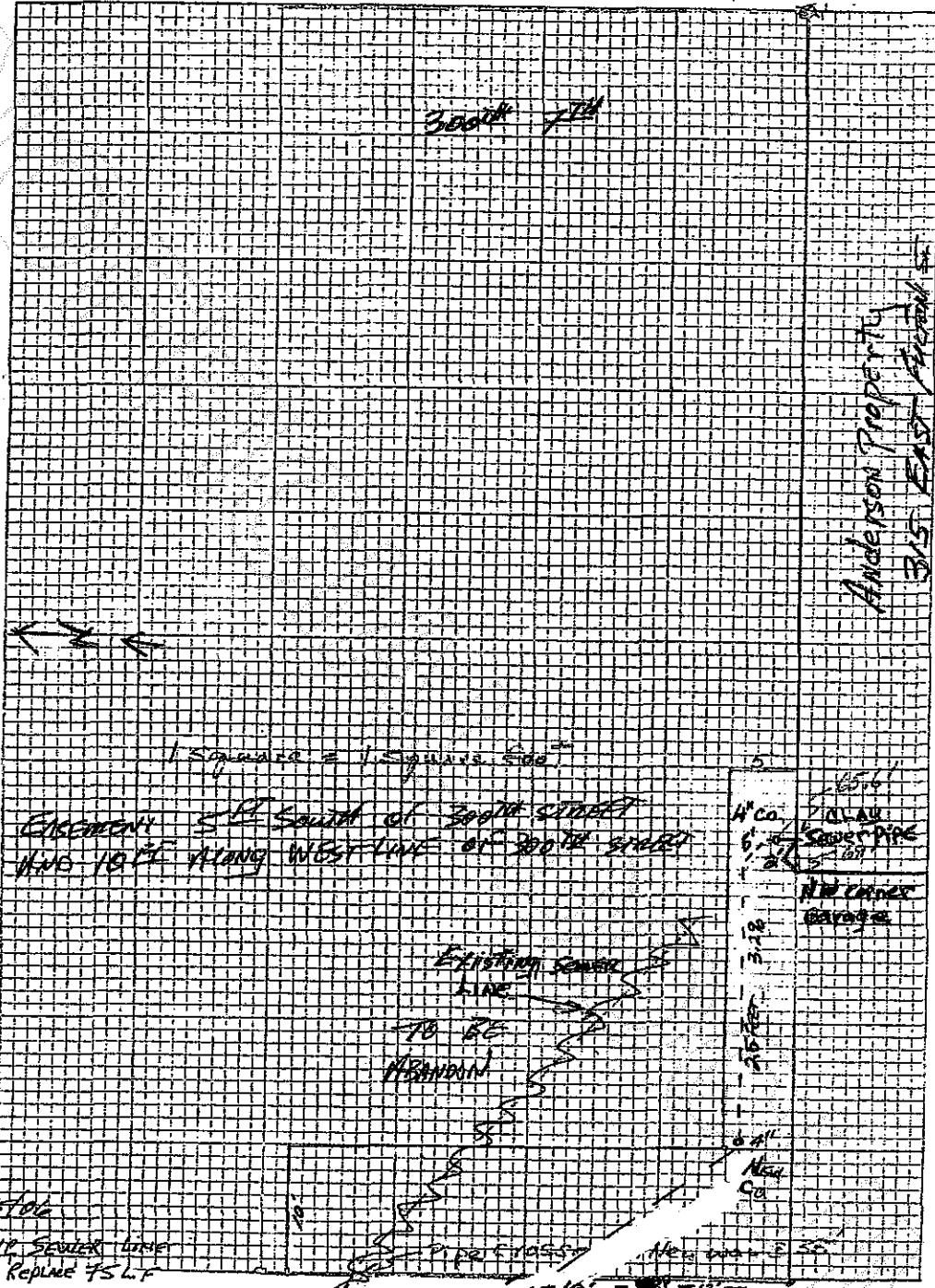
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7TH STREET

300th 7th

Anderson Property
315 East Fulton St



10/25/06

4" PVC SEWER LINE
TOTAL REPLACE 75 LF

RECONNECT WEST SIDE ALLEY W/ CO

NEW 4" C.O.
TELEPHONE POLE
EXISTING 4" SLOPE

NEW 4" 45' 32' DISTANCE FROM PP TO NEW CO ALLEY

COLD PIPE CROSSING
33' NORTH OF NW CORNER
OF 315 FULTON. NEW APPROX
20' NORTH

ALLEY

1" = 10 LF
REPLACEMENT LINE FOR 315 FULTON ST
SIDE SEWER 10/26/06

CHAPULTECH HEAVY CONST. INC.
14047 STATE ROUTE 9
MT. VERNON, WA 98273
360-428-8811 FAX 424-5466



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