



200703080139

Skagit County Auditor

3/8/2007 Page 1 of 2 3:20PM

GRANT OF EASEMENT

Grantor(s) Jeffry L. Allen & Linda May Allen, husband & wife

Grantee(s) UPLAND FARMS, LLC

Grantor's Abbreviated legal description: Lt 10 Shore Acres Addition to Guemes Island

Grantor's Assessor's Parcel/Tax ID No. P69141/3999-000-010-0005

Grantee's Abbreviated legal description: Lt 9 Shore Acres Addition to Guemes Island

Grantee's Assessor's Parcel/Tax ID No. P69140/3999-000-009-0008

1. THE GRANTORS, Jeffry L. Allen & Linda May Allen, husband and wife, are owners of the following property, herein referred to as the subservient property:

Lot 10, SHORE ACRES ADDITION TO GUEMES ISLAND, according to the plat thereof recorded in Volume 7 of Plats, pages 90 & 91, records of Skagit County, Washington. Situated in Skagit County, Washington

2. THE GRANTEES, UPLAND FARMS, LLC, a Washington Limited Liability Company, is the owner of the following property, hereby referred to as the dominant property:

Lot 9, SHORE ACRES ADDITION TO GUEMES ISLAND, according to the plat thereof recorded in Volume 7 of Plats, pages 90 & 91, records of Skagit County, Washington. Situated in Skagit County, Washington.

3. The Grantors hereby grant to the Grantee a septic drain field easement to serve not larger than a three bedroom residence lawfully situated on the dominate property. Said easement is described herein as follows.

Starting at the northern most property marker between the dominate and subservient properties described above and proceeding south along the common property line 74.6 feet to the point of beginning at the NE corner of the easement, thence West 270 for 64.0 feet to the NW corner of the easement, thence South 196 for 40.0 feet to the SW corner of the easement, thence East 90 for 67.0 feet to the SE corner of the easement on the common property line, thence North along said property line to the point of beginning of the easement.

4. Grantee shall have the right, at their own expense, to install, maintain and repair an underground septic drain field system lawfully permitted by Skagit County within the confines of the easement. No septic tanks shall be installed nor shall Grantee conduct any activity on the easement that constitutes a nuisance or that interferes unreasonably with the Grantor's use of the subservient property above ground. Grantors reserve the right to use the easement for their own purposes provided they do not damage the improvements made by the Grantee or do not interfere with the Grantee's use of the easement.

5. Said easement shall be for the benefit of the property owned by the Grantees as described above and shall be a burden on the property owned by the Grantors. This easement is superior and paramount to the rights of the parties to any subservient estate created herein, and said easement shall be binding upon the heirs, successors, and assigns of the parties thereto.

SIGNED THIS 8th DAY OF March, 2007.


JEFFREY L. ALLEN, Grantor


LINDA MAY ALLEN, Grantor

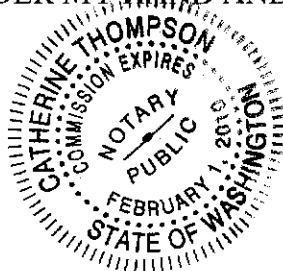
STATE OF WASHINGTON)

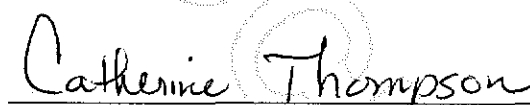
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COUNTY OF SKAGIT)

On this day personally appeared before me Jeffery L. Allen & Linda May Allen, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DATE ABOVE WRITTEN.






Print Name _____

NOTARY PUBLIC in and for the State
of Washington residing at Anacortes

My commission expires: 2-1-10

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAR 08 2007

Amount Paid 
By:  Skagit County Treasurer Deputy



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Skagit County Auditor