

200711190198
Skagit County Auditor

11/19/2007 Page 1 of 6 3:32PM

KEITH JOHNSON
18870 Quail Dr.
Mt. Vernon, WA 98274

Parcel No.: **P-16245, P-16247, P-16287, P-16578, P-16582, P-16600, P-16601, P-16603, P-16604, P-16605, P-101554, P-101558, P-102860**

Legal Desc.: **Ptn. of SW Sec. 3, Twp. 33 N., Rge. 4 E WM; Ptn. of S1/2 Sec. 4, Twp. 33 N., Rge. 4 E WM; Ptn. NE-NE, SE-NE Sec. 9, Twp. 33 N., Rge. 4 E WM; Ptn. N1/2, SW-NW Sec. 10, Twp. 33 N., Rge. 4 E WM**

LAND TITLE OF SKAGIT COUNTY
M-17105

EASEMENT

THE GRANTOR, PEDERSEN BROTHERS, L.L.C., a Washington limited liability company for and in consideration of Granting of Easement rights and no other consideration, convey to **THE GRANTEES, KEITH JOHNSON and ALISON R. JOHNSON,** husband and wife and Kari S. Greiner, as her separate estate and to their heirs, successors and assigns in ownership of the property described on **Exhibit "C"** attached hereto, a non-exclusive easement for ingress egress and utilities over, under and across the following described tract:

Said easement shall be perpetual and run with the land in favor of Grantee

Easement area as described hereto on Exhibit "A"

Dominant tenement described In Exhibit "C"

Easement area delineated on Exhibit "D"

This Easement Agreement is executed the 25th day of October, 2007.

Dean Holt -member

Amy Holt - member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Erik Pedersen -member

NOV 08 2007

STATE OF WASHINGTON }
 } ss
County of Skagit }

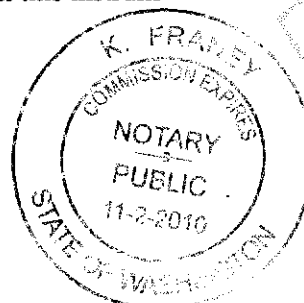
Amount Paid \$ ~~2~~
Skagit Co. Treasurer
By *madm* Deputy

I hereby certify that I know or have satisfactory evidence that ERIK PEDERSEN is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Partner-Member of **PEDERSEN BROTHERS, L.L.C.**, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 25th day of Oct, 2007.

Notary Public in and for the State of Washington, residing
at Mt Vernon

My appointment expires 11-02-10



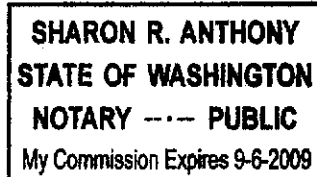
STATE OF WASHINGTON }
 } ss
County of Skagit }

I hereby certify that I know or have satisfactory evidence that Dean Holt
is the person who personally appeared before me, and said person acknowledged that signed this
instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the
member of **PEDERSEN BROTHERS, L.L.C.**, to be the free and
voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 26th day of October, 2007.

Sharon R. Anthony
Notary Public in and for the State of Washington, residing
at Mount Vernon

My appointment expires 9-6-2009



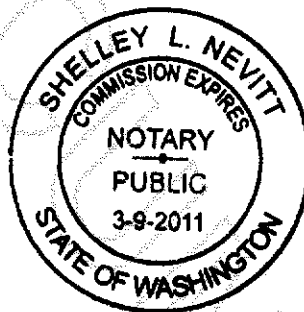
STATE OF WASHINGTON }
 } ss
County of Skagit }

I hereby certify that I know or have satisfactory evidence that Amy Holt
is the person who personally appeared before me, and said person acknowledged that She signed this
instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the
Member of **PEDERSEN BROTHERS, L.L.C.**, to be the free and
voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 26th day of October, 2007.

Shelley L. Nevitt
Notary Public in and for the State of Washington, residing
at Mount Vernon

My appointment expires 3-9-2011



200711190198
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Exhibit A

Easement Area

A nonexclusive easement for ingress, egress and utilities over, under and across the following described property:

A portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 33 North, Range 4 East, W.M. described as follows:

Beginning at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section; thence South $87^{\circ}31'24''$ West along the South line of said subdivision for a distance of 212.00 feet to the point of beginning; thence North $79^{\circ}53'17''$ East for a distance of 153.75 feet more or less to the Southwesterly boundary of an easement recorded on June 30, 1989 under Auditor's file number 8906300010 records of Skagit Co. said point being 60.00 feet West of the East line of the Southwest $\frac{1}{4}$; thence Southeasterly along the Southwesterly boundary of said easement to it's intersection with the South line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South $87^{\circ}31'24''$ West to the point of beginning.

Situate in the County of Skagit, State of Washington.



200711190198
Skagit County Auditor

Exhibit B

Holt/Pedersen Parcel

The North ½ of the Southwest ¼ of Section 3, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities 60 feet in width, as contained in "Easement Exchange Agreement" recorded June 30, 1989, under Auditor's File No. 8906300010, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



200711190198

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Exhibit C

Johnson Parcel

The following described portions of Sections 3, 4, 9 and 10 of Township 33 North, Range 4 East, W.M.:

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 3, and

That portion of the South $\frac{1}{2}$ of Section 4 lying Easterly of the "Plat of Cascade Ridge Court" as per plat recorded in Volume 16 of Plats, Pages 87, 88 and 89, records of Skagit County, Washington, and lying Southerly of the South line of Skagit County Short Plat No. 99-0007 approved September 15, 1999 and recorded September 15, 1999 as Skagit County Auditor's File No. 199909150089, and also lying Southerly of the Plat of "Cascade Ridge P.U.D." as per plat recorded in Volume 14 of Plats, Pages 112 through 121, inclusive, records of Skagit County, Washington, and

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, and

The North $\frac{1}{4}$, Except the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 10.

Situate in the County of Skagit, State of Washington..

Greiner Parcel

The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 33 North, Range 4 East, W. M. Except Road.

Situate in the County of Skagit, State of Washington.

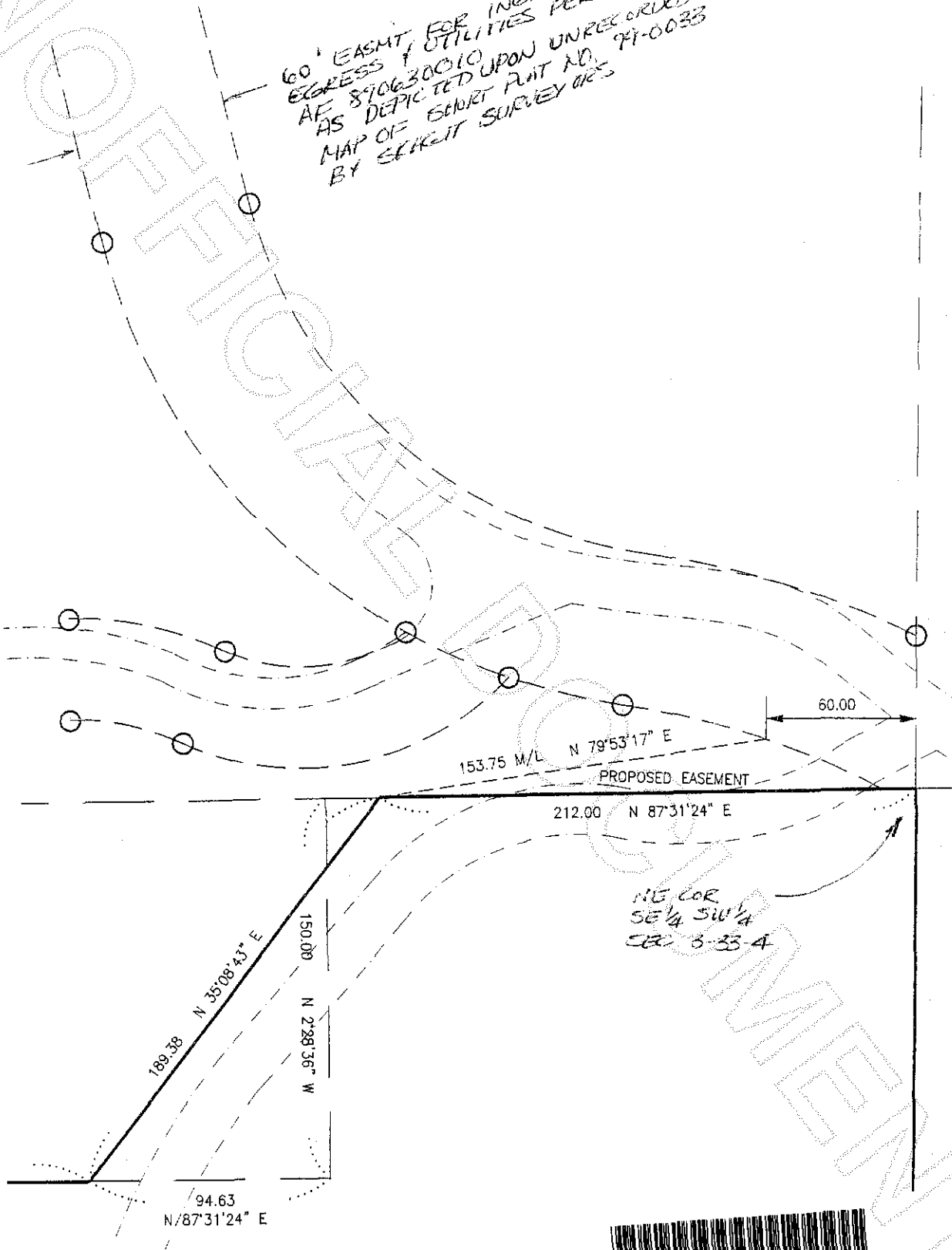


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"EXHIBIT D"

60' EASMT. FOR INGRESS,
EGRESS & UTILITIES PER
AF 870630010
AS DEPICTED UPON UNRECORDED
MAP OF SEURT PLAT NO. 71-0033
BY SEURT SURVEYORS



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