

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
SAVE ON STORAGE, LLC
c/o John J. Piazza, Sr. and Dorothy Ann Piazza
120 E. George Hopper Road, Suite #200
Burlington, WA 98233



200712260036

Skagit County Auditor

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EASEMENT

Grantor (s): SAVE ON STORAGE, LLC, a Washington
limited liability company

Grantee (s): JOHN J. PIAZZA and DOROTHY ANN PIAZZA,
husband and wife

Additional Grantor(s) on page(s):

Additional Grantee(s) on page(s):

Abbreviated Legal: Tract 2 and 4, BSP MV 1-91, being a ptn of
NE NE, 18-34N-4E W.M. and ptn NE NE
18-34-4E W.M.
Tract 3, BSP MV 1-91

Additional Legal on page(s):

Assessor's Tax Parcel Nos.: P99038 / 8007-000-004-0003
P26226 / 340418-1-004-0000
P99036 / 8007-000-002-0001
P99037 / 8007-000-003-0002

THIS AGREEMENT (the "Agreement") is made the date set forth below, by and between SAVE ON STORAGE, LLC, a Washington limited liability company, (hereinafter "Grantor") and JOHN J. PIAZZA a/k/a JOHN J. PIAZZA, SR. and DOROTHY ANN PIAZZA, husband and wife, (hereinafter "Grantees"), who hereby agree as follows:

1) SAVE ON STORAGE, LLC, a Washington limited liability company, is the owner of the following described parcels of property in Skagit County, Washington (hereinafter "Grantor's Parcels"):

Those certain parcels of land listed and described on Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

Situate in the County of Skagit, State of Washington.

2) JOHN J. PIAZZA and DOROTHY ANN PIAZZA, husband and wife, are the owners of the following described parcel of property in Skagit County, Washington (hereinafter "Grantees' Parcel"):

Tract 3 of Binding Site Plan No. MV 1-91, approved April 18, 1991 and recorded April 19, 1991 under Auditor's File No. 9104190001 in Volume 9 of Short Plats, page 350, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., located in the County of Skagit, State of Washington.

Situate in the County of Skagit, State of Washington.

3) EASEMENT: The easement conveyed herein is more particularly described as follows:

A non-exclusive, perpetual easement for the maintenance of the existing fence and asphalt surface. The easement is located adjacent to the west line of the Grantee's property and shall be 20 feet in width measured perpendicular to the west line of the Grantee's property and shall extend from the intersecting point on the extension of the south line of the Grantee's property to the intersecting point on the extension of the north line of the Grantee's property.

SUBJECT TO: Easements, restrictions and reservations of record.
Situate in Skagit County, Washington.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein, the receipt and sufficiency of which consideration is hereby acknowledged, the parties agree as follows:

1) Grantor hereby grants and conveys to Grantee the easement described above. Grantees shall be responsible for any repair, replacement, or maintenance of the fence and asphalt, at the sole cost and expense of Grantees. In the event that Grantee discontinues maintenance of the fence or asphalt, then Grantee, at Grantee's sole cost and expense, shall immediately remove the fence and asphalt and restore Grantor's property to its original condition.

2) The easement shall be non-exclusive and shall remain in effect in perpetuity, until terminated by the mutual written and recorded agreement of the owners, or by the operation of law.

3) This easement is to be held by Grantees, their heirs and successors and assigns as



appurtenant to Grantees' Parcel. The benefits, burdens and covenants of this easement and this Agreement shall be deemed to run with the land and bind the owners of Grantees' Parcel and Grantor's Parcel, and their respective heirs, successors, and assigns and all persons possessing the property by, through and under the parties hereto and their respective heirs, successors and assigns.

4) This easement shall not effect a merger of the fee ownership and the easement. The fee and easement shall hereafter remain separate and distinct.

5) Grantor and Grantees shall each name the other as an additional insured on any policy of general commercial liability insurance maintained by the Grantor or Grantees.

IN WITNESS WHEREOF, the parties signed this Easement Agreement as of this 21st day of December, 2007.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 26 2007

Amount Paid \$ 6
Skagit Co. Treasurer
By MLM Deputy

GRANTOR:

SAVE ON STORAGE, LLC
A Washington limited liability company

By [Signature]
John J. Piazza, Its: Member

By [Signature]
Dorothy Ann Piazza, Its: Member

GRANTEES:

[Signature]
JOHN J. PIAZZA

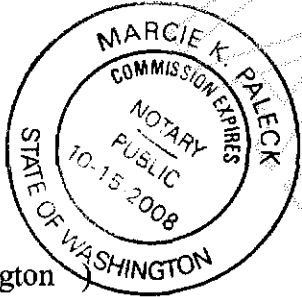
[Signature]
DOROTHY ANN PIAZZA



State of Washington)
) ss
County of Skagit)

On this 21st day of December, 2007, before me, the undersigned Notary Public, personally appeared JOHN J. PIAZZA of SAVE ON STORAGE, LLC, a Washington limited liability company, and personally known to me or proved to me on the basis of satisfactory evidence to be a member of the limited liability company that executed the Easement and acknowledged the Easement to be the free and voluntary act and deed of the limited liability company for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Easement and in fact executed the Easement on behalf of the limited liability company.

Dated: December 21st, 2007.

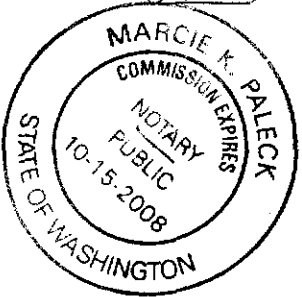


Marcie Paleck
(Signature)
NOTARY PUBLIC
MARCIE K. PALECK
Print Name of Notary
My appointment expires: October 15, 2008

State of Washington)
) ss
County of Skagit)

On this 21st day of December, 2007, before me, the undersigned Notary Public, personally appeared DOROTHY ANN PIAZZA of SAVE ON STORAGE, LLC, a Washington limited liability company, and personally known to me or proved to me on the basis of satisfactory evidence to be a member of the limited liability company that executed the Easement and acknowledged the Easement to be the free and voluntary act and deed of the limited liability company for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Easement and in fact executed the Easement on behalf of the limited liability company.

Dated: December 21st, 2007.



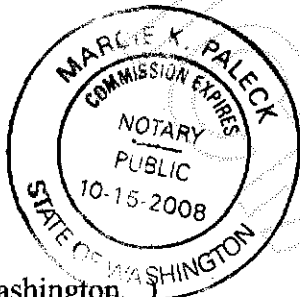
Marcie Paleck
(Signature)
NOTARY PUBLIC
MARCIE K. PALECK
Print Name of Notary
My appointment expires: October 15, 2008



State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that JOHN J. PIAZZA is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 21st, 2007.

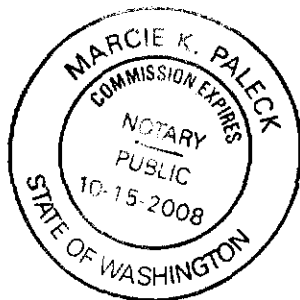


Marcie Paleck
(Signature)
NOTARY PUBLIC
MARCIE K. PALECK
Print Name of Notary
My appointment expires: October 15 2008

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that DOROTHY ANN PIAZZA is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 21st, 2007.



Marcie Paleck
(Signature)
NOTARY PUBLIC
MARCIE K. PALECK
Print Name of Notary
My appointment expires: October 15 2008



PARCEL A:

Tract 4, MOUNT VERNON BINDING SITE PLAN NO. MV 1-91, approved April 18, 1991, and recorded April 19, 1991, in Volume 9 of Short Plats, page 350, under Auditor's File No. 9104190001, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

continued.....



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EXHIBIT "A"

Legal description continued:

PARCEL B:

The North $\frac{3}{4}$ of the North $\frac{1}{2}$ of the Northeast quarter of the Northeast quarter of Section 18, Township 34 North, Range 4 East, W.M.;

EXCEPT the North 30 feet of the East 887.50 feet thereof as conveyed to the State of Washington and to the City of Mount Vernon and to Skagit County for road purposes by Deeds recorded under Auditor's File Nos. 80832 (Volume 83 of Deeds, Page 80), 293262 (Volume 172 of Deeds, Page 441) and 840582, records of Skagit County, Washington;

AND ALSO EXCEPT the North 20 feet of that portion thereof lying West of the East 887.50 feet of said Northeast quarter conveyed to Skagit County for road purposes by Deed recorded August 22, 1910, under Auditor's File No. 80832, records of Skagit County, Washington;

AND ALSO EXCEPT that portion thereof lying East of the West line of that property conveyed to the City of Mount Vernon for street and utility purposes by Deed recorded under Auditor's File No. 840582, records of Skagit County, Washington;

AND ALSO EXCEPT that portion conveyed to the State of Washington for Primary State Highway No. 1;

AND ALSO EXCEPT that portion conveyed to The City of Mount Vernon by instrument recorded July 22, 1999, under Auditor's File No. 199907220098, records of Skagit County, Washington.

AND ALSO EXCEPT those portions thereof lying within the boundaries of the following described tracts:

The West 215 feet of the East 1102.5 feet of the North 202.605 feet of that portion of the Northeast quarter of the Northeast quarter of Section 18, Township 34 North, Range 4 East, W.M., lying Southerly of the County Road as it existed on June 20, 1973 which runs along the North line of said subdivision;

That portion of the Northeast quarter of the Northeast quarter of Section 18, Township 34 North, Range 4 East, W.M., lying East of the West line of the East 1102.5 feet of said subdivision.

Situated in Skagit County, Washington.

continued.....



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EXHIBIT "A"

Legal description continued:

PARCEL C:

Tract 2, MOUNT VERNON BINDING SITE PLAN NO. MV 1-91, approved April 18, 1991, and recorded April 19, 1991, in Volume 9 of Short Plats, page 350, under Auditor's File No. 9104190001, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL D:

TOGETHER WITH an 30 foot non-exclusive easement for access for the benefit of Lot 2 and 4 over and across the following described property:

The South 30 feet of Tract 1 of Binding Site Plan NO. MV 1-91, approved April 18, 1991 and recorded April 19, 1991 under Auditor's File No. 9104190001 in Volume 1 of Short Plats, Page 350, records of Skagit County, Washington, being a portion of the Northeast quarter of the Northeast quarter of Section 18, Township 34 North, Range 4 East W.M., located in the County of Skagit, State of Washington.

Situated in Skagit County, Washington

END OF EXHIBIT A



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