



200801070107

Skagit County Auditor

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After recording, return to:
Mark Rowley
Garvey Schubert Barer
1191 Second Ave; Suite 1800
Seattle, Washington 98101

EASEMENT

Grantor: Carol R. Ross; Adele R. Turner **GUARDIAN NORTHWEST TITLE CO.**
Grantee: Saltchuk Resources, Inc. **93427E-2**
Abbrev. Legal: Section 5, Township 35, Range 3; Ptn. Gov. Lots 2 and 4; Section 32,
Township 36, Range 3; Ptn. Gov. Lots 4, 8, and 9. A full legal description is attached
hereto as Exhibits A and B
Tax Account Nos. P48505, 360332-0-009-0008, P33805, 3505305-0-001-0000

This Easement, dated as of December 31, 2007, is made by and between Carol R. Ross, as her separate estate, and Adele R. Turner, who also appears of record as Adele R. Slind, as her separate estate (collectively herein, "Grantor") and Saltchuk Resources, Inc., a Washington corporation ("Grantee").

RECITALS

A. Concurrently with the recording of this Easement, Grantor is conveying to Grantee the real property described in Exhibit A attached hereto (the "Dominant Estate") and is retaining as Grantor's property the real property described in Exhibit B attached hereto (the "Servient Estate").

B. A requirement of the purchase of the Dominant Estate by Grantee is the grant by Grantor of the easement described herein.

AGREEMENT

1. Grant of Easement. Grantor hereby grants Grantee for the benefit of the Dominant Estate a non-exclusive easement for ingress, egress and utilities over that portion (the "Easement Area") of the Servient Estate on which as of the date hereof an existing driveway (the "Driveway") is located which traverses across the Servient Estate in a general easterly direction to the eastern boundary of the Servient Estate and then across the real property conveyed by Grantor to Skagit County under deed recorded under Auditor's No. 20060524001, records of Skagit County, pursuant to which Grantor

has been granted an easement pursuant to a Road Access Easement, recorded under Skagit County Auditor's No. 200711210010 which benefits both the Dominant Estate and the Servient Estate. The Easement Area also includes an area equal to the existing width of the Driveway traversing generally westerly from the existing western terminus of the Driveway to the western boundary of the Servient Estate.

2. Construction of Extension of Driveway. Grantee shall have the right, at Grantee's sole cost, to construct and maintain an extension of the Driveway from the western terminus of the existing Driveway to the western boundary of the Servient Estate, and shall have the right to enter onto the Servient Estate to accomplish those purposes. The extension of the Driveway may be constructed with different materials and standards than the existing Driveway, as determined by Grantee in its discretion.

3. Installation of Utilities. Grantee shall have the right, at its cost, to install, construct, and maintain, underground utilities within the Easement Area or within ten feet of the margin thereof provided that Grantee shall restore the Easement Area to its previous condition.

4. Covenant Running with the Land. This easement shall be deemed a covenant running with the Dominant Estate and the Servient Estate and shall bind the successors and assigns thereof.

5. Counterparts. This Easement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

GRANTOR:



Carol R. Ross

Adele R. Turner Slind

GRANTEE:

Saltchuk Resources, Inc., a Washington corporation

By: _____

Its: _____

Date: _____



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Carol R. Ross


Adele R. Turner Shad

GRANTEE:

Saltchuk Resources, Inc., a Washington corporation

By: _____
Its: _____
Date: _____



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5. Counterparts. This Easement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

GRANTOR:

Carol R. Ross

Adele R. Turner Slind

GRANTEE:

Saltchuk Resources, Inc., a Washington corporation

By: *[Signature]*

Its: Secretary

Date: 12/31/07



STATE OF NY)
) ss:
COUNTY OF MONROE)

I certify that I know or have satisfactory evidence that Carol R. Ross is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 31, 2007

ARLENE F. STOCKWELL
Notary Public, State of New York
No. 01ST4833417
Qualified in Wayne County
Commission Expires Oct. 31, 2009

Arlene F. Stockwell
Notary Public for the State of New York
My commission expires Oct. 31, 2009

STATE OF WASHINGTON)
) ss:
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Adele R. Turner is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 31, 2007

Notary Public for the State of Washington
My commission expires _____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 07 2008

Amount Paid \$
By MF Skagit Co. Treasurer Deputy



STATE OF _____)
) ss:
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Carol R. Ross is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 31, 2007

Notary Public for the State of _____
My commission expires _____

STATE OF WASHINGTON)
) ss:
COUNTY OF ~~KING~~ *Skagit*)

I certify that I know or have satisfactory evidence that Adele R. Turner is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 31, 2007



[Signature]

Notary Public for the State of Washington
My commission expires 1-7-11



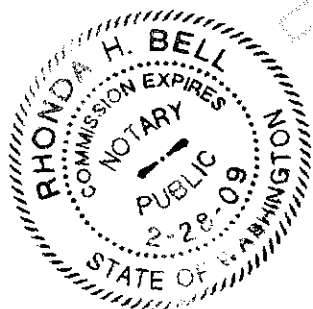
STATE OF WASHINGTON)

) ss:

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Linda Becker is the person who 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 12/31/07 of Saltchuk Resources, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 31, 2007



Rhonda H. Bell
Notary Public for the State of Washington
My commission expires 2-28-09



EXHIBIT A
LEGAL DESCRIPTION OF DOMINANT ESTATE

PARCEL "A":

That portion of Government Lots 2 and 4 in Section 5, Township 35, Range 3 East, W.M., situate in the County of Skagit, State of Washington described as follows:

Beginning at a point 2.5 feet South and 1,559 feet West of the Northeast corner of said Section; thence South 8° West to the Northerly right-of-way line of the County Road; thence Westerly along said Northerly right-of-way line to an intersection with the Northerly right-of-way line of Drainage District No. 16 ditch, as established by Right-of-Way Deed recorded as Auditor's File No. 291911 in Volume 172 of Deeds, page 277; thence Westerly and Northerly along the Northerly and Westerly right-of-way line of said Drainage District No. 16 to a point which is 11 feet North and 2,581 feet West of the Northeast corner of said Section 5; thence South 89°14'30" East 1,022 feet to the point of beginning;

EXCEPT County Road rights-of-way commonly known as the Bayview Edison Road and ditch rights-of-way;

EXCEPT that portion conveyed to Skagit county by deeds recorded July 25, 1934 in Volume 164 of Deeds, pages 547 and 548 as Auditor's File Nos. 263750 and 263751, records of Skagit County, Washington;

EXCEPT that portion, if any, lying Easterly of the Westerly line of those premises conveyed to John A. McRae, et ux., by deed recorded November 30, 1940, as Auditor's File No. 332531; AND EXCEPT the following described tract: That portion of said Lot 4 lying South of the South line of a parcel granted to Drainage District No. 16 of Skagit County, by Arthur and Louise Symons, by right-of-way deed dated April 9, 1937, and recorded in Volume 172 of Deeds, page 277, under Auditor's File No. 291911, records of Skagit County, Washington, and lying North of the Samish River, and lying West of the West line of the Bayview Edison Road No. 662, as shown on the Skagit County Engineer's Right-of Way Plat dated June 1959.

PARCEL "B":

That portion of Government Lots 4, 8 and 9 in Section 32, Township 36, Range 3 East, W.M., situate in the County of Skagit, State of Washington described as follows:

Beginning at a point 346.33 feet North and 20 feet West of the Southeast corner of said Section 32; thence West 200 feet; thence South 369.5 feet, more or less, to the centerline of a certain ditch; thence North 89°14'30" West along said centerline to the East bank of a main drainage ditch of Drainage District No. 16, as established by right-of-way deed recorded as Auditor's File No. 291911 in Volume 172 of Deeds, page 277; thence Northerly and Easterly along the East bank of said ditch to the upland line of the dike right-of-way of Dike District No. 19 dike, as appropriated in Skagit County Cause No. 9244; thence Southerly and Southeasterly along the Westerly and Southerly right-of-way line of said Dike District No. 19 dike to a point which is 738.76 feet North and 292 feet West of said Southeast corner of said Section 32; thence East 50



feet; thence North 11 feet; thence East 222 feet; more or less, to a point 20 feet West of the East line of said Section; thence South 403 feet, more or less, to the point of beginning;

EXCEPT road and ditch rights-of-way;

AND EXCEPT the five following described tracts:

1. Beginning at a point on the East line of said Section 32 that is 346 feet and 4 inches North of the Southeast corner thereof; thence West, parallel with the South line of said Section, a distance of 220 feet; thence North parallel with the East line of said Section, a distance of 177 feet; thence East 220 feet to the East line of said Section; thence South to the point of beginning.
2. Those certain lands, rights or privileges appropriated for Drainage District No. 16 in Skagit County Cause no. 11674 by Decree of Appropriation entered August 6, 1925.
3. That portion or rights therein conveyed to Skagit County by Right-of-Way Deed recorded as Auditor's File No. 200605240071.
4. That Northerly portion of Government Lot 4 as excepted in deed recorded as Auditor's File No. 242371 in Volume 357 of Deeds, at page 277 and as more fully described therein.
5. That portion of Government Lot 9 in Section 32, Township 36 North, Range 3 East, W.M., containing 6.0 acres, more or less, described as follows:

Commencing at the Southeast corner of said Government Lot 9, Southeast Section corner; Thence North $0^{\circ}28'45''$ West along the East line of said Government Lot 9, a distance of 523.33 feet; Thence South $88^{\circ}30'15''$ West, a distance of 292.05 feet to the Southwest corner of that certain parcel conveyed to Skagit County by instrument recorded under Auditor's File No. 200605240071 and being the TRUE POINT OF BEGINNING of this property description; Thence continuing South $88^{\circ}30'15''$ West along the Westerly projection of the aforesaid line, a distance of 1,000.00 feet; Thence North $0^{\circ}28'45''$ West parallel with said East line of Government Lot 9, a distance of 380.68 feet, more or less, to the upland line of the dike right-of-way of Dike District No. 19 dike, as appropriated in Skagit County Cause No. 9244; Thence Easterly and Southerly along the Southerly and Westerly right-of-way line of said Dike District No. 19 dike to a point which is 738.76 feet North and 292 feet West of said Southeast corner of said Section 32, said point being the Northwest corner of said parcel conveyed to Skagit County under Auditor's File No. 200605240071; thence South $0^{\circ}28'45''$ East (called South $0^{\circ}49'43''$ East on previous deed) parallel with said East line Government Lot 9 along the West line of said Skagit County parcel, a distance of 220.61 feet, more or less, to the Point Of Beginning.



EXHIBIT B
LEGAL DESCRIPTION OF SERVIENT ESTATE

Commencing at the Southeast corner of said Government Lot 9, Southeast Section corner; Thence North $0^{\circ}28'45''$ West along the East line of said Government Lot 9, a distance of 523.33 feet; Thence South $88^{\circ}30'15''$ West, a distance of 292.05 feet to the Southwest corner of that certain parcel conveyed to Skagit County by instrument recorded under Auditor's File No. 200605240071 and being the TRUE POINT OF BEGINNING of this property description; Thence continuing South $88^{\circ}30'15''$ West along the Westerly projection of the aforesaid line, a distance of 1,000.00 feet; Thence North $0^{\circ}28'45''$ West parallel with said East line of Government Lot 9, a distance of 380.68 feet, more or less, to the upland line of the dike right-of-way of Dike District No. 19 dike, as appropriated in Skagit County Cause No. 9244; Thence Easterly and Southerly along the Southerly and Westerly right-of-way line of said Dike District No. 19 dike to a point which is 738.76 feet North and 292 feet West of said Southeast corner of said Section 32, said point being the Northwest corner of said parcel conveyed to Skagit County under Auditor's File No. 200605240071; thence South $0^{\circ}28'45''$ East (called South $0^{\circ}49'43''$ East on previous deed) parallel with said East line Government Lot 9 along the West line of said Skagit County parcel, a distance of 220.61 feet, more or less, to the Point Of Beginning.



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