



200809100056

Skagit County Auditor

Return Address:

9/10/2008 Page

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6 11:30AM

DONALD KING
6060 SANDS WAY SUITE A
ANACORTES WA 98221

Document Title(s) (for transactions contained therein):

1. Joint Easement Deed
- 2.
- 3.
- 4.

WILD
GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY

**Reference Number(s) of Documents assigned or released:
(on page of documents(s))****Grantor(s)**

1. Eagle Ridge Partners, LLC
2. D. Alexander King Construction, Inc.
- 3.
- 4.

Additional Names on page of document.**Grantee(s)**

1. Eagle Ridge Partners, LLC
2. D. Alexander King Construction, Inc.
- 3.
- 4.

Additional Names on page of document.**Legal Description (abbreviated i.e. lot, block, plat or section, township, range)**

Lots 11, 12 and 13, Eagle Ridge and/or Keystone

no monetary consideration

Additional legal is on page 4 of document.**Assessor's Property Tax Parcel/Account Number**

P125687, P125688, P125689

The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

JOINT EASEMENT DEED

For valuable consideration, receipt of which is hereby acknowledged this agreement is entered into on the dates indicated below, between the following parties:

EAGLE RIDGE PARTNERS, LLC, hereinafter referred to as EAGLE RIDGE

And

D. ALEXANDER KING CONSTRUCTION, INC. hereinafter referred to as KING

PURPOSE

EAGLE RIDGE and KING are the owners of finished lots at the subdivision known as Eagle Ridge and/or Keystone in the city of Anacortes, Skagit County, WA. as per Plat Map of Eagle Ridge as recorded under Auditor's file number 200701110039, records of Skagit County, Washington.

Both parties desire to both grant and receive an easement across various lots owned by each party. These easements are to be considered permanent easements for each current and subsequent lot owner(s) and shall be considered to pass with subsequent conveyance of any lot, whether or not specifically mentioned in any instrument of lot conveyance.

EASEMENT 'A' (From Lot 12 In Favor of Lot 13)

KING as owner of Lot 12 hereby grants to Lot 13, a triangular easement described as follows:

Commencing at the northwest corner of said lot 13;
Thence S 89°55'14"E, a distance of 35.79 feet along the south line of Pennsylvania Court to the corner of said lots 12 and 13 to the **true point of beginning**;
Thence along a curve to the left and easterly along the south line of Pennsylvania Court having a radius of 75.00 feet, length of 25.12 feet, and central angle of 19°11'17";
Thence S 23°16'24"E, a distance of 35.24 feet to an angle point on the common boundary of said lots 12 and 13;
Thence N 53°47'47"W, a distance of 47.81 feet along said common boundary to the point of beginning.

The easement is for ingress, egress, driveway, driveway apron, landscaping and any other legal usage and is reserved for the EXCLUSIVE usage of Lot 13.



EASEMENT 'B' (From Lot 11 In Favor of Lot 12)

EAGLE RIDGE as owner of Lot 11 hereby grants to Lot 13, a rectangular easement described as follows:

Beginning at the most westerly corner of said lot 11;
Thence S 53°47'47"E, a distance of 83.90 feet along the line of said lot 11;
Thence N 36°12'13"E, a distance of 24.5 feet;
Thence N 53°47'47"W, a distance of 80.97 feet to the south line of Pennsylvania Court;
Thence southwesterly along said line an arc length of 24.79 feet, radius 75.00 feet and central angle of 18°56'11" to the point of beginning.

The easement is for SHARED ingress, egress, driveway, driveway apron, and other access to both Lots 11 and 12. Parking on this area by either party is prohibited.

Lot 12 shall have the EXCLUSIVE right to install, maintain and otherwise control that portion of the easement that currently does not have a concrete driveway for the purposes of landscaping, landscape maintenance and other landscape related uses, such as water sprinkler system.

No fence shall be installed in this easement area.

Dated this 8 day of SEPT - 2008 by:

EAGLE RIDGE PARTNERS, LLC

FRANK LEWIS, controlling member

D. ALEXANDER KING CONSTRUCTION, Inc.

DON KING, president

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Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 10 2008

Amount Paid \$ 0
Skagit Co. Treasurer
By mm Deputy



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Skagit County Auditor

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SCHEMMER ENGINEERING INC.

Access easements for Don King for lots 11 through 13, plat of eagle ridge. (job 08-071)

Easement "A"

An access easement over a portion of lot 12 for the benefit of lot 13, plat of Eagle Ridge as recorded under auditor's file number 200701110039, records of Skagit County, Washington, more particularly described as follows:

Commencing at the northwest corner of said lot 13;

Thence S 89°55'14"E, a distance of 35.79 feet along the south line of Pennsylvania Court to the corner of said lots 12 and 13 to the **true point of beginning**;

Thence along a curve to the left and easterly along the south line of Pennsylvania Court having a radius of 75.00 feet, length of 25.12 feet, and central angle of 19°11'17";

Thence S 23°16'24"E, a distance of 35.24 feet to an angle point on the common boundary of said lots 12 and 13;

Thence N 53°47'47"W, a distance of 47.81 feet along said common boundary to the point of beginning.

Easement "B"

An access easement over a portion of lot 11 for the benefit of lot 12, plat of Eagle Ridge as recorded under auditor's file number 200701110039, records of Skagit County, Washington, more particularly described as follows:

Beginning at the most westerly corner of said lot 11;

Thence S 53°47'47"E, a distance of 83.90 feet along the line of said lot 11;

Thence N 36°12'13"E, a distance of 24.5 feet;

Thence N 53°47'47"W, a distance of 80.97 feet to the south line of Pennsylvania Court;

Thence southwesterly along said line an arc length of 24.79 feet, radius 75.00 feet and central angle of 18°56'11" to the point of beginning.

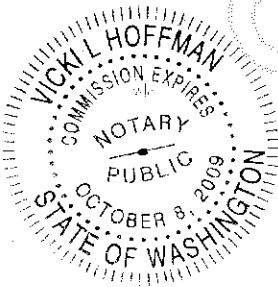


ACKNOWLEDGEMENT – Representative Capacity

STATE OF WASHINGTON,)
County of SKAGIT) ss.
)

I certify that I know or have satisfactory evidence that FRANK LEWIS
Is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath
stated that he/she was authorized to execute the instrument and acknowledged it as the _____
MANAGING MEMBER of
EAGLE RIDGE PARTNERS LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal hereto affixed this 8TH day of SEPT., 2008



Vicki L Hoffman
Notary Public in and for the State of Washington,
Residing at ANACORTES
My appointment expires 10-8-09

This jurate is page _____ of _____ and is attached to _____ dated _____



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Skagit County Auditor

ACKNOWLEDGEMENT - Corporate

STATE OF WASHINGTON,)
County of SKAGIT) ss.
)

On this 8TH day of SEPT., ~~2008~~ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

DONALD A. KING

and _____

to me known to be the

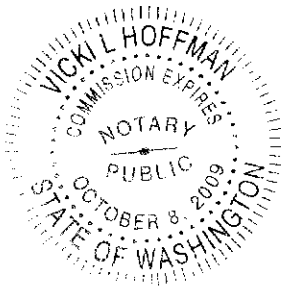
President and _____

Secretary, respectively, of D. ALEXANDER KING CONSTRUCTION INC.

The corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that

_____ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Vicki L. Hoffman

Notary Public in and for the State of Washington,
Residing at ANACORTES

My appointment expires 10-8-09



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