

After recording return to:  
Gary T. Jones  
P. O. Box 1245  
Mount Vernon, WA 98273



200812310082  
Skagit County Auditor

12/31/2008 Page 1 of 4 1:12PM

## NON-EXCLUSIVE EASEMENT

GRANTORS, ARTHUR J REICHLIN, a married man, as to his separate property individually, and ARTHUR J. REICHLIN, as Trustee of the ROSEMARY REICHLIN TESTAMENTARY TRUST, for no monetary consideration and in order to clear title by recording acknowledgement of a prescriptive easement, do by these presents grant and convey to the GRANTEE, FRED'S FARM, LLC, a Washington limited liability company a perpetual non-exclusive easement for ingress, egress, and utilities, over, under, along and across a strip of land in Skagit County, Washington being legally described as follows:

The North 262.71 feet of the West 30 feet of Government Lot 3, Section 5, Township 35 North, Range 4 East, W. M. south of the county road known as Prairie Road and abutting Tract "A" of Short Plat No. 102-79, Volume 3 of Short Plats page 216, records of Skagit County Auditor filed November 21, 1979.

Situate in the County of Skagit, State of Washington

Skagit County Tax Parcels No. P35781 and P35782 (benefitted)

The said non-exclusive easement benefits Tract "A" and Tract "B" of Short Plat 102-79 further described above and property owned by FRED'S FARM, LLC legally described as follows:

That portion of Government Lot 4, lying east of Friday Creek and south of the county road known as Prairie Road, 18 acres more or less.

Skagit County Tax Parcel No. P35783

Situate in the County of Skagit, State of Washington

The foregoing easement for the benefitted properties shall be granted on the following terms and conditions:

1. All maintenance and construction of private roads on the easement premises are the responsibility of the benefitted owners and the responsibility of maintenance shall be in direct relationship to usage of road.

2. Benefitted parties agree to maintain the free passage of farm machinery and motor vehicles for the benefit of Government Lot 4 and Government Lot 3, described above.

3. No fence, gate, or other obstruction shall prevent the free use of the 30 strip described above for ingress and egress from the benefitted property or utility service to serve the same properties.

4. If the access point to Prairie Road is subject to any specific improvements to support safe passage from Prairie Road to the easement strip described above burdened by this easement for ingress, egress and utilities, the parties agree to cooperate with the signature of all necessary permits, documents, filing and proof of ownership to support the issuance of access permits and the filling, grading or improvement of the easement to serve its purpose, including any necessary repairs due to flooding of Friday Creek.

DATED this 20<sup>th</sup> day of December 2008.

FRED'S FARM, LLC, Grantee

Arthur J. Reichlin  
ARTHUR J. REICHLIN, Grantor

BY: Phyllis McKee  
PHYLLIS MCKEE, Member-Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 31 2008

Amount Paid  
Skagit Co. Treasurer  
Date  
Sp



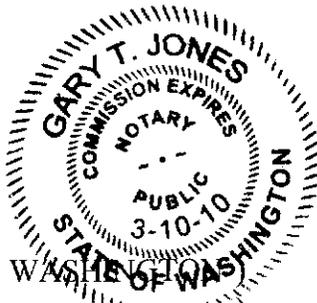
200812310082  
Skagit County Auditor

ROSEMARY REICHLIN TESTAMENTARY TRUST

Arthur J. Reichlin  
ARTHUR J. REICHLIN, Trustee

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT

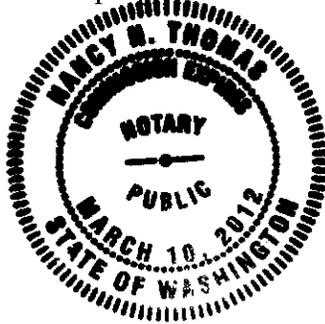
On this day personally appeared before me ARTHUR J. REICHLIN, to me known to be the Trustee of the Rosemary Reichlin Testamentary Trust described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.



Sandy T. Jones  
Notary Public in and for  
State of Washington  
Residing at: Mount Vernon  
My commission expires: 3/10/2010

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM

On this day personally appeared before me PHYLLIS McKEE, as member of FRED'S FARM, LLC, a Washington limited liability company, to me known and who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.



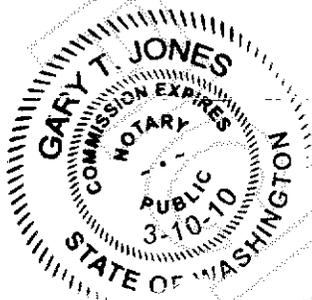
Nancy M. Thomas  
Notary Public in and for  
State of Washington  
Residing at: Bellingham  
My commission expires: 3/10/12



200812310082  
Skagit County Auditor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT

On this day personally appeared before me ARTHUR J. REICHLIN to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.



Gary T. Jones  
Notary Public in and for  
State of Washington  
Residing at: Mount Vernon  
My commission expires: 3/10/2010



200812310082  
Skagit County Auditor