



200903160051
Skagit County Auditor

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OCI LLC
8471 HANSEN RD NE
Bainbridge Island, Wa 98110

Parcel No.: P47704, P47705, P47706 and P47921
Legal Desc.: Ptn. SW-SW in 9-36-3 and GL1 in 16-36-3

EASEMENT

THE GRANTORS OYSTER CREEK LLC, a Washington limited liability company as to the real property described in **Exhibit A**

for and in consideration of Granting of Easement rights and no other consideration, convey to

THE GRANTEES, OCI LLC, a Washington limited liability Company

and to their heirs, successors and assigns in ownership of the property described on **Exhibit B** attached hereto, a non-exclusive easement for a sanitary sewer line, septic tanks, drainfield areas and utilities appurtenant to a septic system under and across the following described tracts in **Exhibit A** in favor of the tract in **Exhibit B** as described in the attached **Exhibit C** and delineated on the attached **Exhibit D**:

**Described hereto in the attached Exhibits A to C
Delineated on the attached Exhibit "D"**

This Easement Agreement is executed the _____ day of _____, 2009.

Pat Morton
PAT MORTON
CHIEF EXECUTIVE
OYSTER CREEK LLC

Dan Digerness
DAN DIGERNESS
MEMBER
OYSTER CREEK LLC

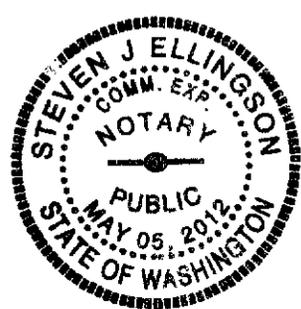
Diane Berglund
DIANE BERGLUND
MEMBER
OYSTER CREEK LLC

STATE OF WASHINGTON }
 }SS
County of Skagit }

I hereby certify that I know or have satisfactory evidence that **PAT MORTON** 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 **CHIEF EXECUTIVE** of **OYSTER CREEK LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 3rd day of March, 2009

[Signature]
Notary Public and for the State of Washington, residing
at 16129 1st
My appointment expires 5/5/2012



Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MAR 16 2009
Amount Paid \$
By [Signature] Skagit Co. Treasurer
Deputy

Exhibit A

Parcel # P 47706
OYSTER CREEK, LLC

That portion of the following described parcel lying East of the center line of Oyster Creek:

A tract of land in the Southwest ¼ of the Southwest ¼ of Section 9, Township 36 North, Range 3, East W.M., and in Lot 1, Section 16, Township 36 North, Range 3 East, W.M. described as follows:

Beginning at the Southerly portal of the Great Northern Railway tunnel as now located;
thence South 32° East along the center line of Great Northern Railway 189.15 feet to an intersection with a line whose approximate direction is North 78°27' East running through two steel stakes to the Westerly line of the Pacific Highway, which is the Easterly end of said line;
thence in a Northerly direction along the Westerly line of said Pacific Highway to the Southeast corner of that parcel conveyed to Alvin Digerness and Patricia Digerness by Deed recorded October 26, 1976 under Auditor's File No. 844914;
thence due West along the South line of said Digerness parcel to a point on the Easterly line of the Pacific Highway;
thence along the Easterly side of Pacific Highway in a Southwesterly direction to the point of intersection with the center line of the Great Northern Railway right of way;
thence Southeasterly from the center line of the Great Northern Railway right of way, to the point of beginning,

EXCEPT Great Northern Railway right of way.

Situate in the County of Skagit, State of Washington.

Parcel # P 47921
OYSTER CREEK, LLC

All that portion of Lot 1, Section 16, Township 36 North, Range 3 East W.M., lying South of a line described as follows:

Beginning at the Southerly portal of the Great Northern Railway tunnel as now located;
thence South 32° East along center line of Great Northern Railway 189.15 feet to an intersection with a line whose approximate direction is North 78°27' East, running through two steel stakes, set in concrete, to the Westerly line of the Pacific Highway, which is the Easterly end of said line;

EXCEPTING herefrom any land East of said Pacific Highway

AND EXCEPTING Great Northern Railway right of way, and any land West of said right of way.

Situate in the County of Skagit, State of Washington.



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Exhibit B

Parcel # P47704

OCL, LLC

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 36, Range 3 East, W.M., described as follows:

Beginning at the intersection of the Southerly line of the Pacific Highway with the centerline of Oyster Creek;
thence West and Southerly along the said highway right of way line to a point which is 350 feet South of the bridge which crosses Oyster Creek;
thence East parallel with the South line of said Section 9 to the Westerly line of the Pacific Highway;
thence Northerly and Westerly along said highway right of way line to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel # P 47705

OCL, LLC

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the Southerly line of the Pacific Highway with the centerline of Oyster Creek;
thence West and Southerly along the said highway right of way line to a point which is 350 feet South of the bridge which crosses Oyster Creek (said point being the Southwest corner of a tract sold on Contract to Alvin R. Digerness, et ux, by instrument recorded May 8, 1975, under Auditor's File No. 817209); said point being the true point of beginning of this description;
thence continue along said highway right of way line to a point 100 feet South of the South line of said Digerness tract (as measured at right angles); thence East parallel with the South line of the Digerness tract to the Westerly right of way line of the Pacific Highway;
thence Northwesterly along said Westerly right of way line to the Southeast corner of the Digerness tract;
thence West along the South line of said Digerness tract to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit C

SEWER AND UTILITY EASEMENT
SOUTH OF JOHN MILLER PROPERTY

Commencing at the South West Section Corner of Section 9, Township 36 North, Range 3 East of the W.M. State of Washington. Thence North 89°22'29" East 802.34 Feet along the South line of Said Section 9, to the East Right-of-Way line of Chuckanut Drive (S.R.-11) Thence North 26°33'46" East 54.40 Feet along Said East Right-of Way Line of Chuckanut Drive (S.R.-11),

Thence North 89°22'29" East 53.92
Thence South 20°01'27" West 191.31 Feet,
Thence South 11°46'08" West 247.74 Feet,
Thence South 29°14'02" East 39.21 Feet,
Thence South 52°18'05" East 88.94 Feet to the center of Oyster Creek and
To the Point of Beginning.:

Thence South 52°18'05" East 39.29 Feet,
Thence South 08°33'06" West 41.45 Feet,
Thence South 48°43'43" East 35.31 Feet,
Thence South 68°59'02" West 95.71 Feet,
Thence South 31°32'47" East 103.01 Feet,
Thence North 59°40'11" East 140.62 Feet,
Thence North 35°53'08" West 45.09 Feet,
Thence North 56°38'09" East 79.95 Feet,
Thence North 35°53'08" West 78.88 Feet,
Thence South 56°38'09" West 78.62 Feet,
Thence North 52°18'05" West 76.67 Feet,
To the Center of Oyster Creek, Thence South 30°52'23" West 10.07 Feet along the center of
Oyster Creek and to the Point of Beginning.

TOGETHER WITH A MAINTANCE AGREEMENT: IF THE SEWER LINE EVER BREAKS AND OR NEEDS REPAIR THE OWNERS OF THE PROPERTY PARCEL NO. 200209110111 (OYSTER CREEK INN) WILL REPAIR THE LINE AND PUT BACK THE EXISTING GROUND VEGITATION, AND OR GRAVEL ROAD WAY TO ITS PRIOR CONDITIONS. IF THE GROUND IS CONTANIMATED DUE TO THE SEWER LINE BREAKAGE AND SEEPAGE THE OWNERS OF PARCEL NO. 200209110111 (OYSTER CREEK INN) WILL REMOVE AND REPAIR THE CONTAMINATED SOIL.

Situated in Skagit County, Washington.



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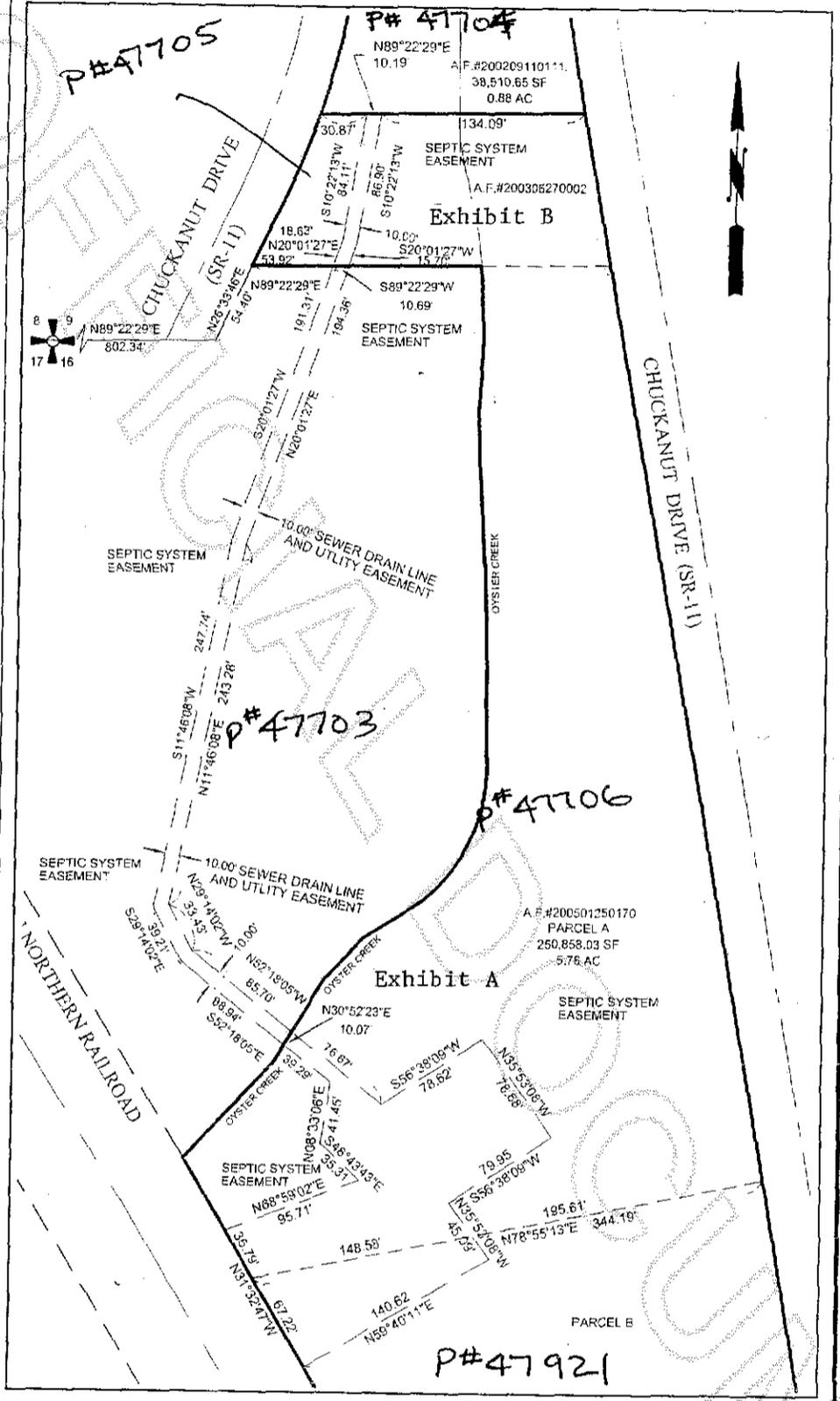
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Exhibit D

SEPTIC SYSTEM EASEMENT DETAIL



OYSTER CREEK INN, LLC

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 08, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
 A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.



BAYVIEW SURVEYING
& ENGINEERING INC.

130 Sharon Avenue Burlington WA 98233
 Tel: 360-707-2580 Fax: 360-757-3976

JOB NO:	2006-38
DRAWN BY:	I. KASKO
DATE:	11/17/08



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