



200903160139

Skagit County Auditor

AFTER RECORDING RETURN DOCUMENT TO:

3/16/2009 Page 1 of 4 3:21PM

YOUNGQUIST & BETZ
Attorneys at Law
904 South Third Street
Mount Vernon, WA 98273

GRANTOR(S): Cedar Hills Development, LLC, a Washington Limited Liability Company
GRANTEE(S): Robert R. Jacobsen and Susan A. Jacobsen, husband and wife
ABBREV. Leg. W ½ of SW ¼ Sec.28, Twp. 34 N, R4EWM
Tax Parcel Nos. P64336

**QUIT CLAIM DEED
(LANDSCAPING LICENSE)**

THE GRANTOR, GREGG DAVIDSON, Managing Member of CEDAR HILLS DEVELOPMENT, LLC, a Washington Limited Liability Company, for and in consideration of GRANTEE's forbearance from instituting a quiet title action, and covenants contained herein, conveys and quit claims to **ROBERT R. JACOBSEN and SUSAN A. JACOBSEN, husband and wife,** the following-described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

An exclusive Landscaping License (to Grantees only) over, under and across a portion of the West ½ of the Southwest ¼ of Section 28, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 5, "Plat of Cedar Hills No. 3", as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;
Thence South 89°07'00" West along the South line of said Lot 5 for a distance of 100.00 feet, more or less to the Southwest corner of said Lot 5;
Thence South 0°35'00" East on the Southerly projection of the West line of said Lot 5 for a distance of 5.00 feet;
Thence South 79°07'59" East for a distance of 50.00 feet;
Thence North 89°07'00" East for a distance of 28.00 feet, more or less, to a point bearing South 55°46'21" West from the POINT OF BEGINNING;
Thence North 55°46'21" East for a distance of 27.62 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

(See attached Exhibit B for diagram showing Landscaping Licensing Area)

SUBJECT TO the following terms, covenants and conditions:

- 1) Grantees agree to keep the subject Landscaping License Area in good condition and free from noxious weeds and chemicals, and, in the event Grantees no longer desire to do same, Grantees shall return the area to its natural state, including the removal of all plants and flora that are/were not native to the "Landscaping Area" and surrounding real property.
- 2) Grantees agree to pay, be responsible for, indemnify, hold harmless and defend Grantors, their heirs, successors and assigns from and against any and all liability claims, demands, actions or suits, of whatsoever kind or character, arising or resulting from, or in any way connected with Grantees use of "Landscaping License Area," and the work/use conducted thereon by Grantees, their agents, employees, subcontractors, or invitees; or the failure of Grantees to comply with any applicable permits, licenses, laws or regulations.

DATED this 16th day of MARCH, 2009.

**CEDAR HILLS DEVELOPMENT, LLC, a
Washington Limited Liability Company**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 16 2009

Amount Paid to
Skagit Co. Treasurer
By WF Deputy

By 
GREGG DAVIDSON, Managing Member



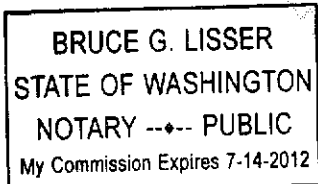
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Skagit County Auditor

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this 16th day of MARCH, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **GREGG DAVIDSON**, to me known to be the Managing Member of **CEDAR HILLS DEVELOPMENT, LLC**, the LLC that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said LLC, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

GIVEN under my hand and official seal this 16th day of MARCH, 2009.



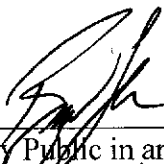
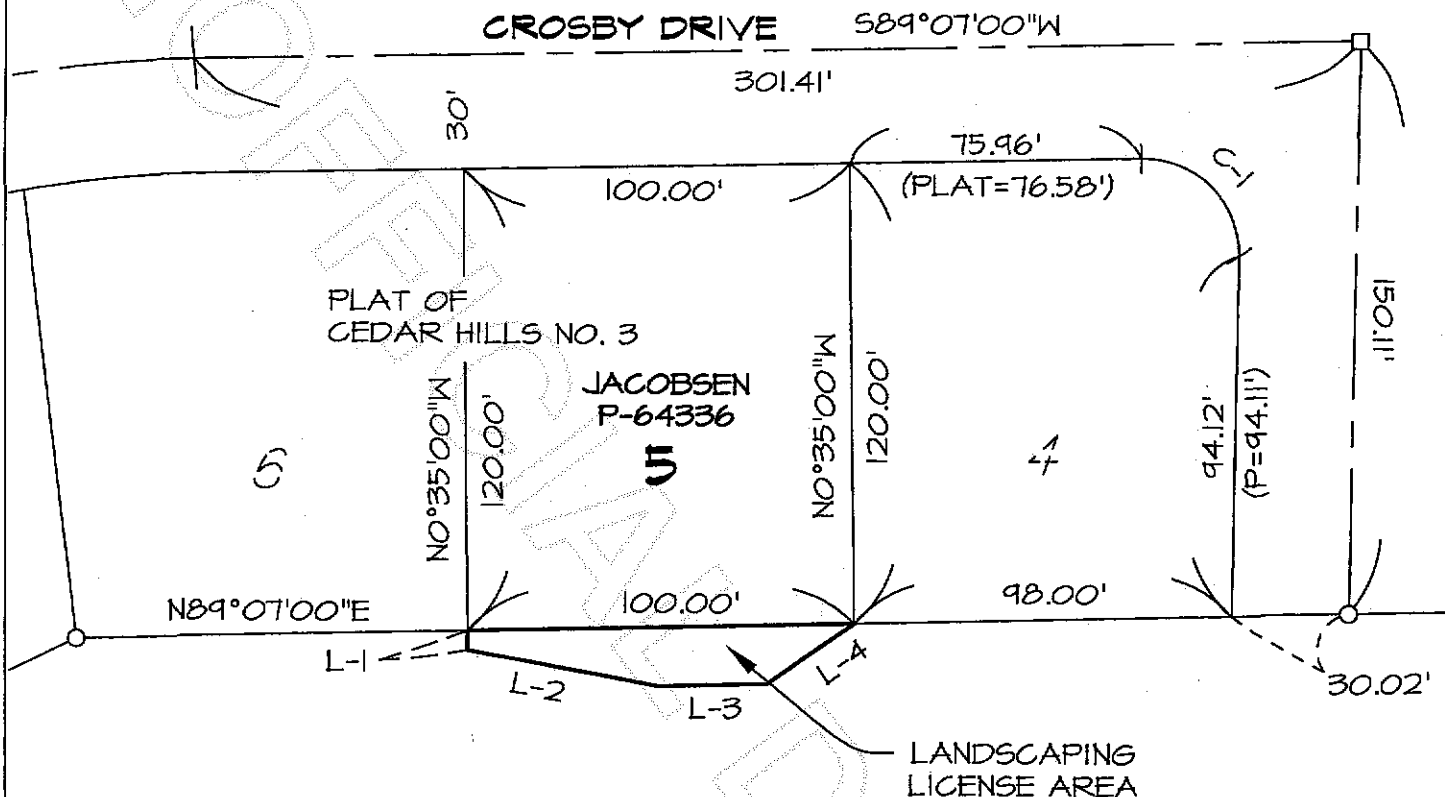

Notary Public in and for the State of Washington,
residing at MOORE VERDON

Exhibit B

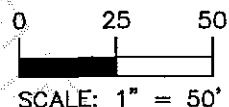


LINE TABLE

NUM	BEARING	DISTANCE
L-1	50°35'00"E	5.00'
L-2	579°07'59"E	50.00'
L-3	N89°07'00"E	28.00'
L-4	N55°46'21"E	27.62'

ROS AF NO. 200802190198

HILL ET AL
P-28036



LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
360-419-7442

JOB NO. 07-055

LANDSCAPING LICENSE AREA
SECTION 28, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ROBERT & SUE JACOBSEN



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Skagit County Auditor