



201005190002
Skagit County Auditor

5/19/2010 Page 1 of 2 8:35AM

EASEMENT

GRANTOR: BULLER BROTHERS LLC

GRANTEE: BULLERVILLE UTILITY DISTRICT

SHORT LEGAL: Portion SE 1/4 SW 1/4 Section 14, Township 35 North, Range 10 East W.M.

ASSESSOR'S PROPERTY TAX PARCEL: P45355/351014-3-005-0000

For and in consideration of an amount specified in the Lease Agreement for said property, and other valuable consideration in hand paid, BULLER BROTHERS LLC, a Washington limited liability company, ("Grantor" herein), hereby conveys and warrants to the Bullerville Utility District, a local Utility District ("Grantee" herein), for the purposes hereinafter set forth, an easement over, under, and through the following described real property ("Property" herein) in Skagit County, Washington:

AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF AN OVERFLOW AND SETTLING POND OVER, UNDER AND ACROSS THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION WHICH LIES N 02 29'09"E, A DISTANCE OF 288.43 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE N 87 30' 51" W, A DISTANCE OF 117.35 FEET TO THE TOP OF AN EXISTING POND AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE TOP OF SAID POND THROUGH THE FOLLOWING COURSES S 33 52'04"W, A DISTANCE OF 43.10 FEET; THENCE N 67 40'58"W, A DISTANCE OF 30.65 FEET; THENCE S 18 30'21"E, A DISTANCE OF 19.31 FEET; THENCE S 40 00'15"W, A DISTANCE OF 39.24 FEET; THENCE S 88 11'19"W, A DISTANCE OF 14.48 FEET; THENCE N 60 04'22"W, A DISTANCE OF 47.42 FEET; THENCE N 41 58'03"W, A DISTANCE OF 64.14 FEET; THENCE N 46 16'23"W, A DISTANCE OF 56.92 FEET; THENCE N 06 46'56"E, A DISTANCE OF 28.63 FEET; THENCE N 42 20'25"E, A DISTANCE OF 33.11 FEET; THENCE N 43 01'10"E, A DISTANCE OF 30.66 FEET; THENCE 16 39'33"E, A DISTANCE OF 61.38 FEET; THENCE N 49 34'50"W, A DISTANCE OF 40.43 FEET; THENCE N 50 02'56"W, A DISTANCE OF 29.63 FEET; THENCE N 53 54'27"W, A DISTANCE OF 48.39 FEET; THENCE N 50 11'23"W, A DISTANCE OF 61.52 FEET; THENCE N 00 54' 53"W, A DISTANCE OF 38.83 FEET; THENCE S 71 45'30"E, A DISTANCE OF 55.86 FEET; THENCE S 62 47'34"E, A DISTANCE OF 19.42 FEET; THENCE S 42 18'47"E, A DISTANCE OF 71.56 FEET; THENCE S 44 36'39"E, A DISTANCE OF 46.35 FEET; THENCE S 38 47'10"E, A DISTANCE OF 47.93 FEET; THENCE S 47 22'35"E, A DISTANCE OF 48.10 FEET; THENCE S 46 06'37"E, A DISTANCE OF 54.89 FEET; THENCE S 43 15'18"E, A DISTANCE OF 44.75 FEET; THENCE S 38 47'52"E, A DISTANCE OF 43.21 FEET; THENCE S 35 19'32"W, A DISTANCE OF 45.67 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Except as may be otherwise set forth herein Grantee's rights shall be exercised upon that portion of the Property (Easement Area) herein) described as follows:

A POND.

POND, CONTINUED

1. Purpose. Grantee shall have the right to construct, operate, maintain, repair, improve, and use the easement area for one utility system for purposes of disposal of excess clean discharge water. Such system may include, but are not limited to:

Underground facilities, pond monitoring, pond structural, and maintenance systems.

Following the initial construction of all or a portion of its systems, Grantee may, from time to time, construct such additional facilities as it may require for such a system. Grantee shall have the right of access to the Easement area over and across the Property to enable Grantee to exercise its rights hereunder. Grantee shall compensate Grantor for any damage to the Property caused by the exercise of such right of access by Grantee.

2. Easement Area Clearing and Maintenance. Grantee shall have the right to cut, remove and dispose of any and all brush, trees, or other vegetation in the Easement Area. Grantee shall also have the right to control, on a continuing basis, and by any prudent and reasonable means, the establishment and growth of brush, trees or other vegetation in the Easement Area. Grantee shall not have the right to restrict Grantor use of said pond and its shorelines.

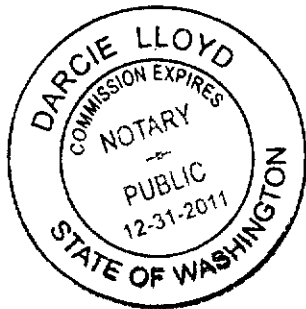
3. This Easement shall be controlled by the terms of property lease agreements, and shall exist only according to the terms and conditions present herein.

DATED: 18 May, 2010

Madrene E. Clark
Madrene E. Clark

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 18 day of May, in the year 2010, before me personally appeared Madrene E. Clark known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that he executed the same on his own free will and voluntary act and deed for the purposes therein mentioned.



Darcie Lloyd
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Concrete
My commission expires: 12/31/2011
Printed Name: Darcie Lloyd

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 19 2010

Amount Paid \$ 5
Skagit Co. Treasurer
By mam Deputy



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Skagit County Auditor