



201005190003
Skagit County Auditor

5/19/2010 Page 1 of 2 8:36AM

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 A PUMP HOUSE, WATER TANK(S), AND ASSOCIATED WORKS, OVER, UNDER AND THROUGH A 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 170.84 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N 87 30' 51" W, A DISTANCE OF 20.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 71 45'35"W, A DISTANCE OF 94.71 FEET; THENCE N 30 33'04"W, A DISTANCE OF 68.23 FEET; THENCE N 60 27'38"E, A DISTANCE OF 73.37 FEET; THENCE N 89 37'53"E, A DISTANCE OF 67.19 FEET; THENCE S 05 33'08"W. A DISTANCE OF 66.03 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 TANK AND PUMPHOUSE SITE.

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 transmission, distribution and sale of water. Such system may include, but are not limited to:

Underground facilities, above-ground tank and building, and a pipe storage area.

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.

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

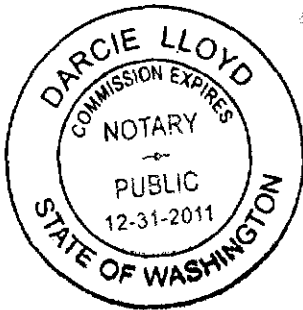
Madrehe E. Clark
Madrehe E. Clark

STATE OF WASHINGTON)

(ss.

SKAGIT COUNTY)

On this 18 day of May, in the year 2010, before me personally appeared Madrehe 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 \$ 0
Skagit Co. Treasurer
By SKM Deputy

Easement, BUD, 5-3-10.pub



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