



201005190006

Skagit County Auditor

5/19/2010 Page

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2 8:37AM

## EASEMENT

GRANTOR: GLACIERVIEW HAVEN LLC

GRANTEE: BULLERVILLE UTILITY DISTRICT

SHORT LEGAL: Portion NE 1/4 NW 1/4 Section 23, Township 35 North, Range 10 East W.M.

ASSESSOR'S PROPERTY TAX PARCEL: P45500/351023-0-021-0013

For and in consideration of an amount specified in the Lease Agreement for said property, and other valuable consideration in hand paid, GLACIERVIEW HAVEN 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 THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A ADMINISTRATION/SERVICE BUILDING OVER, UNDER AND THROUGH A PORTION OF PROPERTY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION WHICH LIES S 02 06'44"W, A DISTANCE OF 63.37 FEET FROM THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE CONTINUING S 02 06'44"W, A DISTANCE OF 60.00 FEET; THENCE N 87 53'17"W A DISTANCE OF 40.00 FEET; THENCE N 02 06'44"E, A DISTANCE OF 60.00 FEET; THENCE S 87 53'17"E, A DISTANCE OF 40.00 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 ADMINISTRATION/SERVICE BUILDING location.

**1. Purpose.** Grantee shall have the right to construct, operate, maintain, repair, improve, and use the easement area for one services building for purposes appropriate for a services and/or administration building. Such building may be up to two stories tall, the design of which shall be approved by the property owners.

Following the initial construction of all or a portion of the building, Grantee may, from time to time, renovate and construct such additional facilities as it may require for its operation. Grantee shall have the right of access to the Easement areas 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 develop and maintain the parking and landscaping areas around the property perimeter. 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

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 ~~Donald R.~~ 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 mam Deputy

Easement, BUD, 5-3-10.pub



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