



201006030040
Skagit County Auditor

m-18779

Parcel No.: 360309-0-001-0104/P47704
Legal Desc.: Lot 1 SP PL07-0413; Ptn SW 1/4 SW 1/4, 9-36-3

EASEMENT

THE GRANTOR, OCI LLC, a Washington limited liability company, for and in consideration of Granting of Easement rights and no other consideration, convey to Jon Miller, a single man, as his separate property, **THE GRANTEE**, and to his successors and assigns, a non-exclusive easement for ingress, egress and the construction, installation, replacement and repair of all utilities over, under, across and through the following described tract, said easement so described to be a benefit to the property described on Exhibit "B" attached hereto which shall be a covenant running with the land:

As attached hereto as Exhibit "A"

This Easement Agreement is executed the 1st day of June, 2010

Diane Berglund
OCI, LLC
BY: Diane Berglund
ITS: Managing Member

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 03 2010

Amount Paid \$
Skagit Co. Treasurer
By JMM Deputy

STATE OF WASHINGTON }
 }ss
County of Skagit }

I hereby certify that I know or have satisfactory evidence that Diane Berglund 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 Managing Member of OCI, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 1st day of June, 2010.

Ida Mae Ekkelkamp
Notary Public in and for the State of Washington, residing
at Mount Vernon

My appointment expires 12/10/2012



Exhibit "A"

A non-exclusive easement for ingress, egress and the construction, installation, replacement and repair of all utilities over, under, across and through a strip of land 20 feet in width more particularly described as follows:

Commencing at the Southwest corner of Lot 1, Short Plat No. PL07-0413, approved November 5, 2009, recorded November 6, 2009, under Auditor's File No. 200911060008; being a portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, Township 36 North, Range 3 East, W.M., and portion of Government Lot 1, Section 16, Township 36 North, Range 3 East, W.M.;
thence North $89^{\circ}22'29''$ East a distance of 28.25 feet along the South line of said Lot 1 to the point of beginning;
thence North $89^{\circ}22'29''$ East a distance of 20.25 feet, along the South line of said Lot 1;
thence North $08^{\circ}19'50''$ East a distance of 180.80 feet;
thence North $00^{\circ}14'26''$ East a distance of 61.18 feet to the East right-of-way line of Chuckanut Drive (SR-11);
thence South $09^{\circ}32'00''$ West a distance of 67.31 feet along the East right-of-way line of Chuckanut Drive (SR-11) to a curve to the right;
thence along said curve to the right along the East right-of-way line of Chuckanut Drive (SR-11), having a radius of 537.46 feet through a central angle of $09^{\circ}03'28''$ and an arc distance of 84.97 feet;
thence South $08^{\circ}19'50''$ West a distance of 92.94 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit "B"

That portion of the following described parcel lying West of the centerline of Oyster Creek:

A tract of land in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 centerline of Great Northern Railway 189.15 feet to an intersection with a line whose approximate direction is North $78^{\circ}27'$ East running through two steelstakes 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 the Pacific Highway in a Southwesterly direction to the point of intersection with the centerline of the Great Northern Railway right of way; thence Southeasterly from the centerline of the Great Northern Railway right of way, to the point of beginning,

EXCEPT Great Northern Railway right of way.

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