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Skagit County Auditor

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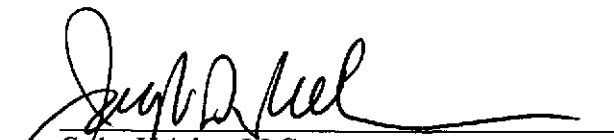
Parcel Nos.: 4984-000-001-0000/P128441; 4984-000-028-0000/P128468; 4984-000-056-0000/P128487;
4984-000-144-0000/P128518
Legal Desc.: Ptn Lots 1, 28, 56 and 144, Digby Heights Phase I

EASEMENT

THE GRANTOR, Cedar Heights, LLC, a Washington limited liability company, for and in consideration of Granting of Easement rights and no other consideration, convey to Digby Heights Homeowners Association, a Washington non-profit corporation, **THE GRANTEE**, and to its successors and assigns, a non-exclusive easement for landscaping over, under, across and through the following described property.

As attached hereto as Exhibits "A" – "D" inclusive

This Easement Agreement is executed the 20th day of January, 2011


Cedar Heights, LLC
By: Joseph D. Woodmansee
Its: Managing Member

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

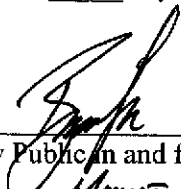
JAN 20 2011

Amount Paid \$ ☒
Skagit Co. Treasurer
By: *mm* Deputy

STATE OF WASHINGTON }
 }
 } ss
County of Skagit }

I hereby certify that I know or have satisfactory evidence that Joseph D. Woodmansee is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Cedar Heights, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 20th day of January, 2011.


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

My appointment expires 7-14-12

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 7-14-2012

LISSER & ASSOCIATES, PLLC

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "A"

January 12, 2011

Landscaping Easement

A landscaping easement over, under and across a portion of Lot 1, Plat of Digby Heights Phase 1, LU-07-013 as per plat recorded under Skagit County Auditor's File No. 200904150063 lying Northerly of the following described line:

BEGINNING at the Northwest corner of said Lot 1, Plat of Digby Heights Phase 1;

thence South $0^{\circ}59'27''$ West along the Westerly line of said Lot 1 for a distance of 10.00 feet to the Southerly margin of that certain 10-foot wide utilities and landscaping easement as shown on the face of said Plat of Digby Heights Phase 1 and being the TRUE POINT OF BEGINNING of said line description;

thence South $88^{\circ}39'21''$ East, parallel with the North line of said Lot 1, for a distance of 36.06 feet;

thence South $45^{\circ}58'54''$ East for a distance of 18.78 feet;

thence South $75^{\circ}20'06''$ East for a distance of 20.96 feet, more or less, to the Easterly line of said Lot 1 and being the terminus of said line.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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LISSER & ASSOCIATES, PLLC

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Exhibit "B"

January 12, 2011

Landscaping Easement

A landscaping easement over, under and across a portion of Lot 28, Plat of Digby Heights Phase 1, LU-07-013 as per plat recorded under Skagit County Auditor's File No. 200904150063 lying Westerly of the following described line:

BEGINNING at the Northwest corner of said Lot 28, Plat of Digby Heights Phase 1;

thence South 89°23'43" East along the North line of said Lot 28 for a distance of 10.00 feet to the Easterly margin of that certain 10-foot wide utilities and landscaping easement as shown on the face of said Plat of Digby Heights Phase 1 and being the POINT OF BEGINNING of said line;

thence South 00°59'27" West parallel with the West line of said Lot 28 for a distance of 90.83 feet;

thence South 46°23'26" East for a distance of 14.47 feet;

thence South 02°16'04" East for a distance of 22.71 feet, more or less to the Southerly line of said Lot 28 and the terminus of said line.

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LISSE & ASSOCIATES, PLLC

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Exhibit "C"

January 12, 2011

Landscaping Easement

A landscaping easement over, under and across a portion of Lot 56, Plat of Digby Heights Phase 1, LU-07-013 as per plat recorded under Skagit County Auditor's File No. 200904150063 lying Westerly of the following described line:

BEGINNING at the Southwest corner of said Lot 56, Plat of Digby Heights Phase 1;
thence South $89^{\circ}24'30''$ East along the South line of said Lot 56 for a distance of 10.00 feet to the Easterly margin of that certain 10-foot wide utilities and landscaping easement as shown on the face of said Plat of Digby Heights Phase 1 to the TRUE POINT OF BEGINNING of said line;
thence North $00^{\circ}59'27''$ East, parallel with the West line of said Lot 56, for a distance of 32.13 feet;
thence North $43^{\circ}55'04''$ East for a distance of 11.18 feet;
thence North $14^{\circ}51'17''$ East for a distance of 25.72 feet, more or less, to the Northerly line of said Lot 56 and the terminus of said line.

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Exhibit "D"

January 12, 2011

Landscaping Easement

A landscaping easement over, under and across a portion of Lot 144, Plat of Digby Heights Phase 1, LU-07-013 as per plat recorded under Skagit County Auditor's File No. 200904150063 lying Northerly of the following described line:

BEGINNING at the Northeast corner of said Lot 144, Plat of Digby Heights Phase 1;
thence South $0^{\circ}40'34''$ West along the Easterly line of said Lot 144 for a distance of 10.00 feet to the Southerly margin of that certain 10-foot wide utilities and landscaping easement as shown on the face of said Plat of Digby Heights Phase 1 and being the TRUE POINT OF BEGINNING of said line;
thence North $88^{\circ}39'21''$ West, parallel with the North line of said Lot 144, for a distance of 83.09 feet;
thence South $53^{\circ}57'13''$ West for a distance of 19.13 feet;
thence South $66^{\circ}46'29''$ West for a distance of 21.45 feet, more or less, to the Westerly line of said Lot 144 and the terminus of said line.

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