

When recorded return to:

Blue Cow Carwash Inc.
1902 41st Street
Anacortes, WA 98221

Recorded at the request of:

File Number: A99953

201102040098
Skagit County Auditor
2/4/2011 Page 1 of 2 3:34PM

**Statutory Warranty Deed
EASEMENT**

THE GRANTOR 19th Hole Market & Deli Inc., a Washington corporation for and in consideration of EASEMENT PAID ON CONCURRENTLY RECORDED DEED* in hand paid, conveys and warrants to GRANTEE Blue Cow Carwash, Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington. *Deed recorded as A.F. 201101070149,

Receipt No. 58

Abbreviated Legal:

Section 4, Township 34, Range 2; Ptn. SW NW and NW SW

For Full Legal See Attached Exhibit "A"

GUARDIAN NORTHWEST TITLE CO.

A99953

This Easment is to benefit the property to the East being concurrently purchased by the Grantee from the Grantor.

The Grantor and Grantee both agree that they shall not allow fencing, parking or other blockage that would inhibit usage of the Easement by either party, the customers of either party or the successors and assigns of either party.

Tax Parcel Number(s): P19847, 340204-0-054-0009

Dated August 31, 2010

19th Hole Market & Deli Inc.

By: Ted A. Reisner, President

Read and Approved:

Blue Cow Carwash Inc.

By: L.D. Nelson, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 04 2011

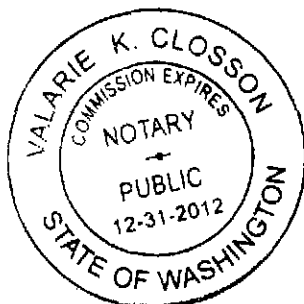
STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Ted A. Reisner is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the President of 19th Hole Market & Deli Inc. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-1-10

Valarie K. Closson

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 12-31-12



Amount Paid \$
By Man Skagit Co. Treasurer
Deputy

EXHIBIT A

A non-exclusive easement for ingress, egress and utilities over, across and under the South 30 feet of both Tracts 1 and 2 described below and a non-exclusive easement for ingress, egress and utilities over, across and under a 30 foot wide strip of land lying within the North 50 feet of both Tracts 1 and 2 described below:

Tract 1: The West 65.00 feet of the that portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 4; thence South $1^{\circ}2'00''$ West 55.50 feet; thence South $88^{\circ}52'00''$ East 139.76 feet to the true point of beginning; thence North for a distance of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of Washington by deed recorded March 6, 1961, under Auditor's File No. 604860, records of Skagit County, Washington; thence Southeasterly along the Southerly line of said State Highway for 308.27 feet, more or less, to a point 425.00 feet East of the West line of said Section 4; thence South to a point lying South $67^{\circ}52'20''$ East from the true point of beginning; thence North $67^{\circ}52'20''$ West a distance of 308.27 feet more or less, to the point of beginning.

Tract 2: That portion of the West $\frac{1}{2}$ of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 4; thence South $2^{\circ}24'00''$ West along the West line of said section, 55.50 feet; thence South $87^{\circ}30'00''$ East 25 feet to the true point of beginning (said point being on the East margin of March Point Road); thence South $87^{\circ}30'00''$ East 114.76 feet to the East line of that certain tract conveyed to George D. Sullivan et ux by deed recorded July 16, 1947, under Auditor's File No. 406718; thence North $2^{\circ}24'00''$ East along the East line of said Sullivan tract 158.58 feet, more or less, to the Southerly line of those premises condemned by the State of Washington for highway purposes by decree entered June 5, 1961, in Skagit County Superior Court Cause No. 26055; thence Westerly along the Southerly line of said highway 119.20, more or less, to the East margin of March Point Road; thence South $1^{\circ}55'45''$ West along said East margin, a distance of 130.78 feet; thence continue along said East margin South $2^{\circ}24'00''$ West 55.66 feet to the point of beginning.



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Skagit County Auditor