



201102150114
Skagit County Auditor

2/15/2011 Page 1 of 4 9:30AM

Granite Holdings LLC
133 State Street #34
Sedro Woolley, WA 98284

Parcel No.: 4170-000-002-0202/P76913
Legal Desc.: Ptn W 1/2 W 1/2 Lot 2, Sedro Acreage

LAND TITLE OF SKAGIT COUNTY
ACCOMMODATION RECORDING EASEMENT
M.19059

THE GRANTORS, Terry R. Rude and Lindsey J. Rude, husband and wife, and Vincent S. Thomas and Amy J. Thomas, husband and wife, for and in consideration of Granting of Easement rights and no other consideration, convey to Granite Holdings, LLC, a Washington limited liability company, THE GRANTEE, and to it's successors and assigns, a non-exclusive easement for the construction, installation, replacement and repair of all utilities and for drainage purposes 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 8th day of February, 2011

Terry R. Rude

Lindsey J. Rude

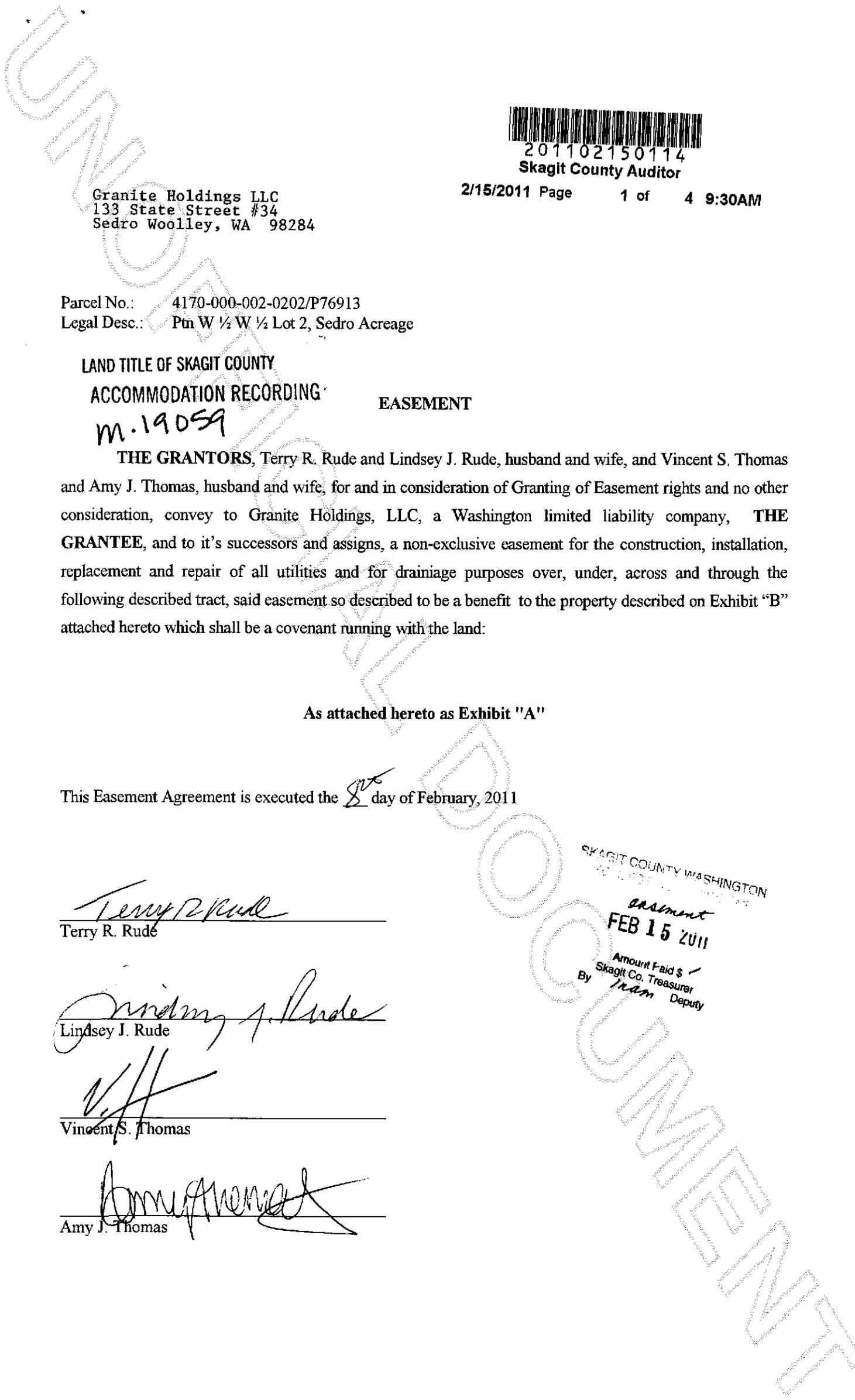
Vincent S. Thomas

Amy J. Thomas

SKAGIT COUNTY WASHINGTON
COUNTY CLERK

easement
FEB 15 2011

Amount Paid \$ /
Skagit Co. Treasurer
By *ham* Deputy



STATE OF WASHINGTON }
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County of Skagit Snohomish }

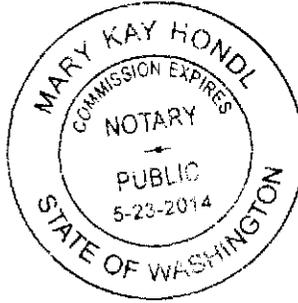
I certify that I know or have satisfactory evidence that **Terry R. Rude and Lindsey J. Rude** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 8th day of February, 2011



Notary Public in and for the
State of Washington, residing at
Camano Island

My appointment expires 5/23/14.



STATE OF WASHINGTON }
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County of Skagit }

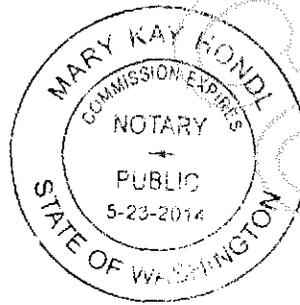
I certify that I know or have satisfactory evidence that **Vincent S. Thomas and Amy J. Thomas** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 11th day of February, 2011



Notary Public in and for the
State of Washington, residing at
Camano Is.

My appointment expires 5/23/14.



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Exhibit "A"

A non-exclusive easement for the construction, installation, replacement and repair of all utilities and for drainage purposes over, under and across the South 20 feet, and, over, under and across the West 20 feet of the South 158 feet of the following described property:

The West ½ of the West ½ of Lot 2, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington;

EXCEPT the North 5 feet thereof conveyed to Skagit County for road purposes by Deeds recorded April 16, 1973, under Auditor's File Nos. 783505 and 783506, records of Skagit County, Washington.

AND EXCEPT that portion as conveyed to the City of Sedro Woolley for street right of way by Deed recorded December 2, 1999, under Auditor's File No. 199912020053, records of Skagit County, Washington.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.



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Exhibit "B"

PARCEL "A":

The North 368 feet of Lot 3, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington;

EXCEPT the West 10 feet thereof;

ALSO EXCEPT that portion described as follows:

Beginning at the Northwest corner of the above described parcel;
thence Easterly along the South margin of Cook Road and the North line of said parcel to the Northeast corner of said parcel;
thence Southerly along the East line of said parcel, a distance of 20 feet;
thence Westerly parallel with said South margin, a distance of 206 feet to a curve to the left having a radius of 27 feet;
thence Southwesterly along the arc of said curve to the East margin of Trail Road and the West line of said parcel;
thence Northerly along said East margin of said West line to the point of beginning.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "B":

Lot 3, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington, EXCEPT the North 368 feet and the South 138 feet thereof, AND EXCEPT the West 10 feet thereof.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Parcel "C":

The East ½ of the West ½ of Lot 2, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington;

EXCEPT the North 5 feet thereof conveyed to Skagit County for road purposes by Deed recorded under Auditor's File No. 775444, records of Skagit County, Washington;

AND EXCEPT the Northerly 15 feet, more or less, conveyed to the City of Sedro Woolley by right of way Deed recorded under Auditor's File No. 200001040041, records of Skagit County, Washington.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.



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