

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Skagit Law Group, PLLC
P.O. Box 336
Freeway Drive, Suite B
Mount Vernon, WA 98273



201102160061

Skagit County Auditor

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SEWER EASEMENT

Grantor (s) DAHLSTEDT FAMILY PROPERTIES, LLC, a Washington limited liability company

Grantee (s) DAHLSTEDT FAMILY PROPERTIES, LLC, a Washington limited liability company

HUGHES FARMS, INC, a Washington corporation

Additional Grantor(s) on page(s)

Additional Grantee(s) on page(s)

Abbreviated Legal: Ptn Lot 2, SP 14-83

Additional Legal on page(s): 1-2

Assessor's Tax Parcel No's: P21275

THIS AGREEMENT (the "Agreement"), is made the date set forth below, by and between DAHLSTEDT FAMILY PROPERTIES, LLC, a Washington limited liability company (hereinafter "Grantor") and DAHLSTEDT FAMILY PROPERTIES, LLC, a Washington limited liability company and HUGHES FARMS, INC, a Washington corporation (hereinafter collectively "Grantees").

- 1) DAHLSTEDT FAMILY PROPERTIES, LLC, a Washington limited liability company, is the owner of the following described property burdened by this easement, located in Skagit County, Washington: ("Burdened Property")

A portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9, Township 34 North, Range 3 East, W.M. AKA Lot 2 of Short Plat 14-83 under Auditor's File No. 8608130026

- 2) DAHLSTEDT FAMILY PROPERTIES, LLC, a Washington limited liability company, and HUGHES FARMS, INC, a Washington corporation, collectively own the following described property benefited by this easement, located in Skagit County, Washington:

Easement for Sewer

("Benefited Property")

Lots 3, 4 and 5, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, records of Skagit County, Washington; being in the Northwest $\frac{1}{4}$ of Section 9, Township 34 North, Range 3 East, W.M.

Lots 1, 2 and 3, Short Plat No. 7-89, approved March 1, 1989, and recorded March 2, 1989, in Volume 8 of Short Plats, pages 112 and 113, under Auditor's File No. 8903020017, records of Skagit County, Washington; being in the Northwest $\frac{1}{4}$ of Section 9, Township 34 North, Range 3 East, W.M.

New Lot 1 as shown on Boundary Line Adjustment Map recorded under Auditor's File No. 200905290102, records of Skagit County, Washington, being in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 34 North, Range 3 East, W.M.

- 3) EASEMENT: The easement conveyed herein is more particularly described and depicted as follows:

A non-exclusive easement for installation, maintenance and repair of pipe and other improvements necessary for the discharge of sanitary sewer, storm water and other such utilities, which easement shall be over, under and across the Grantor's property described as follows:

The West 20.00 feet of Lot 2, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, being in the Northwest $\frac{1}{4}$ of Section 9, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein and for no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 4) GRANTOR hereby grants and conveys to GRANTEE, a non-exclusive perpetual easement for installation, maintenance and repair of pipe and other improvements necessary for the discharge of sanitary sewer, storm water and other such utilities, over, under and across the Burdened Property, which Easement is more particularly described above.

Easement for Sewer



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- 5) This easement shall remain in effect in perpetuity, until terminated by the mutual written and recorded agreement of the Grantor and Grantees, or by the operation of law. Failure of Grantees to install any improvements in the easement area shall not operate in any manner to terminate this Easement.
- 6) The Easement is to be held by the Grantors and the Grantees, their heirs and successors and assigns as appurtenant to the real property of the Grantors and Grantees. The benefits, burdens and covenants of this Agreement shall be deemed to run with the land and bind the Grantors and the Grantees, and their respective heirs, successors, and assigns and all persons possessing the property by, through and under the parties hereto and their respective heirs, successors and assigns.

Dated this 15 day of February, 2011.

DAHLSTEDT FAMILY PROPERTIES,
LLC

Norman H. Dahlstedt
NORMAN DAHLSTEDT, CEO

Patricia Dahlstedt
PATRICIA DAHLSTEDT, CFO

HUGHES FARMS, INC.

David L. Hughes
DAVID HUGHES, President

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 16 2011

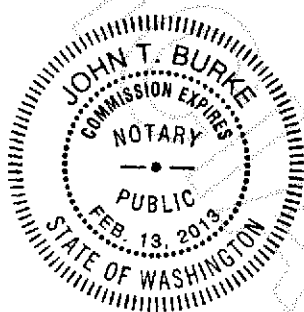
Amount Paid \$
Skagit Co. Treasurer
By ME Deputy

Easement for Sewer


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Skagit County Auditor

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that NORMAN DAHLSTEDT is the person who 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 CEO of DAHLSTEDT FAMILY PROPERTIES, LLC., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 2/15/2011

[Signature]

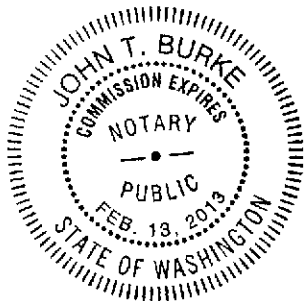
(Signature)
NOTARY PUBLIC
JOHN T. BURKE

Print Name of Notary

My appointment expires: 2/13/2013

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that PATRICIA DAHLSTEDT is the person who 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 CFO of DAHLSTEDT FAMILY PROPERTIES, LLC., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 2/15/2011

[Signature]

(Signature)
NOTARY PUBLIC
JOHN T. BURKE

Print Name of Notary

My appointment expires: 2/13/2013

Easement for Sewer



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Skagit County Auditor

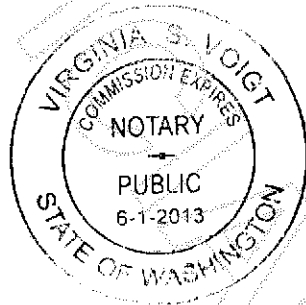
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State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that DAVID HUGHES is the person who 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 President of HUGHES FARMS, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 2/13/2011

Virginia S. Voigt
(Signature)

NOTARY PUBLIC
VIRGINIA S. VOIGT

Print Name of Notary

My appointment expires: 6/1/13

Easement for Sewer



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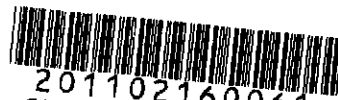
EXHIBIT A

DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN

SEWER EASEMENT

The West 20.00 feet of Lot 2, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, being in the Northwest ¼ of Section 9, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.



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