

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

SEWER EASEMENT

Grantor (s) HUGHES FARMS, INC, a Washington corporation
Grantee (s) DAHLSTEDT FAMILY PROPERTIES, LLC, a Washington limited liability company

Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: Pm Parcel A, B & C, AFN 9804270070; Pm Lot 2, SP 7-89
Additional Legal on page(s): See Exhibit "A", "B", "C"
Assessor's Tax Parcel No's: P21283, P21286, P21280, P112650, P112651, P112642

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

1) HUGHES FARMS, INC, a Washington corporation is the owner of the following described property in Skagit County, Washington: ("Hughes Property")

See attached Exhibit "A"

2) DAHLSTEDT FAMILY PROPERTIES, LLC, a Washington limited liability company, is the owner of the following described property in Skagit County, Washington: ("Dahlstedt Property")

See attached Exhibit "B"

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

Easement for Sewer



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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 utilities, which easement shall be over, under and across the Grantor's property described as follows:

See attached Exhibit "C" and the exhibit map attached as Exhibit "D"

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 utilities, over, under and across the Hughes Property, which Easement is more particularly described above.

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 15th day of February, 2011.

DAHLSTEDT FAMILY PROPERTIES, LLC

Norman A Dahlstedt
NORMAN DAHLSTEDT, CEO

DAVID HUGHES, President

David Hughes

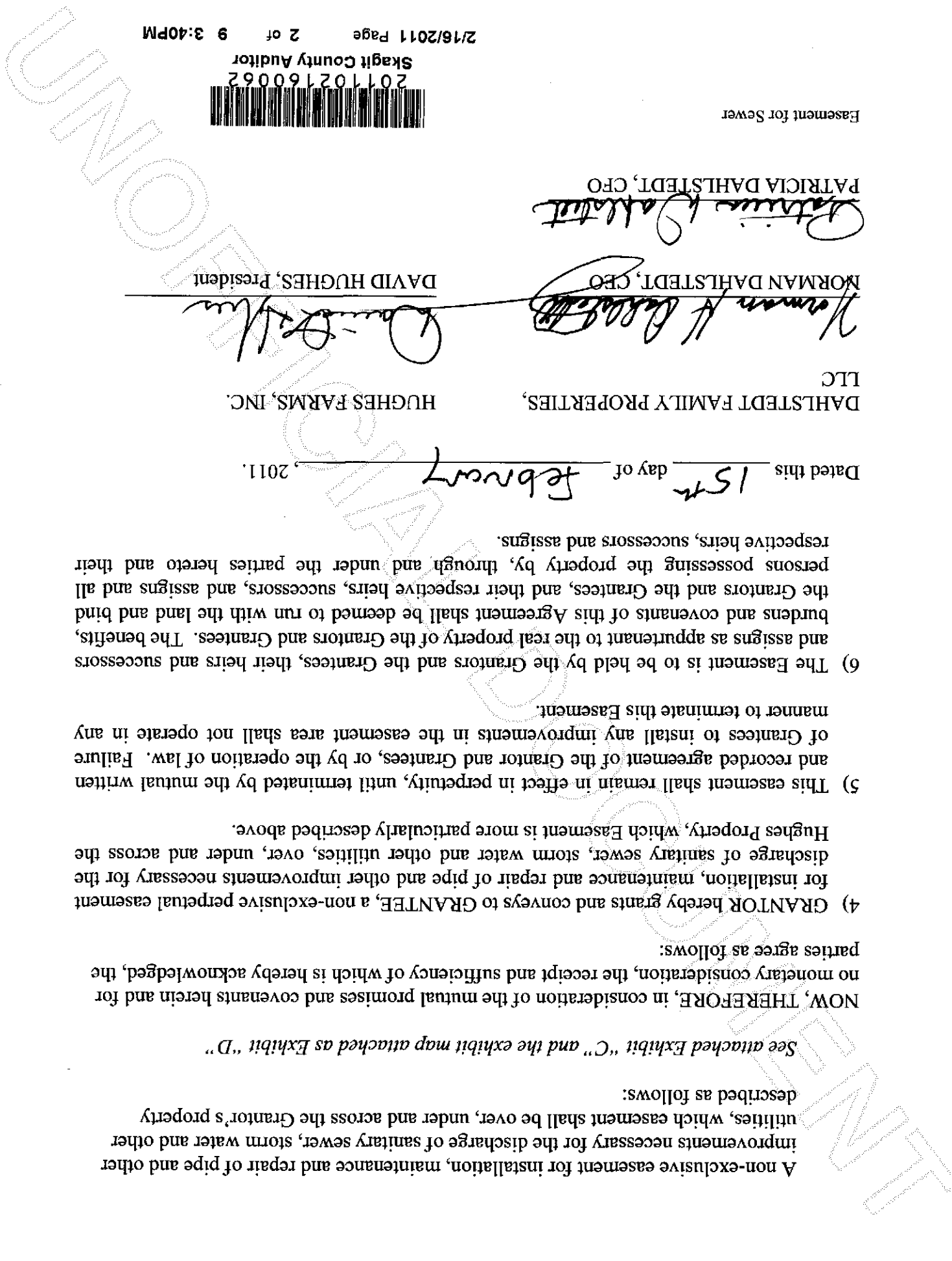
Patricia Dahlstedt
PATRICIA DAHLSTEDT, CFO

Easement for Sewer

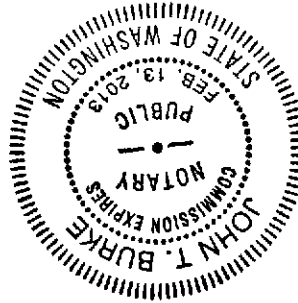


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Print Name of Notary
My appointment expires: 2/13/2013

JOHN T. BURKE
NOTARY PUBLIC
(Signature)

Dated: 2/15/11

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.

By *MT*
Deputy
Skagit Co. Treasurer

State of Washington)
) SS)
) County of Skagit)

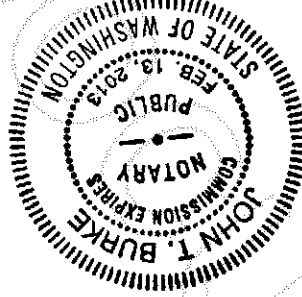
FEB 16 2011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Easement

Print Name of Notary
My appointment expires: 2/13/2013

JOHN T. BURKE
NOTARY PUBLIC
(Signature)

Dated: 2/15/11



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.

State of Washington)
) SS)
) County of Skagit)

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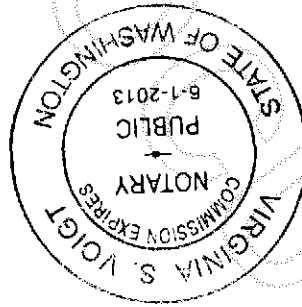
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State of Washington)
) ss
) County of Skagit)

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: 2/15/11
Virginia S. Voigt
(Signature)
NOTARY PUBLIC
VIRGINIA S. VOIGT
Print Name of Notary
My appointment expires: 6/1/13

EXHIBIT A

DESCRIPTION:

HUGHES FARMS:

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

TOGETHER WITH: Parcels "A", "B" and "C" as shown on Record of Survey recorded April 27, 1998 in Volume 20 of Surveys, pages 110 & 111, under Auditor's File No. 9804270070, records of Skagit County, Washington, being in a portion of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.



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EXHIBIT B

DESCRIPTION:

DAHLSTEDT PARCEL "B":

Lot 4, 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 a portion of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.

EXCEPT those portion conveyed to Skagit County for road purposes by deeds recorded April 6, 1988 and June 24 1999 under Auditor's File Nos. 8804060064 and 9906240101, respectively, and

EXCEPT that portion thereof included within Lot 2, Short plat No. 7-89, approved March 1, 1989, and recorded March 2, 1989 in Volume 7 of Short Plats, pages 112 and 113, under Auditor's File No. 8903020017; and

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 4, Revised Short Plat No. 14-83; thence North 89°47'05" East 432.69 feet along the South line of said Lot 4 to a corner of Lot 2, Skagit County Short Plat No. 7-89, approved March 1, 1989, and recorded March 2, 1989, in Volume 8 of Short Plats, pages 112-113, under Auditor's File No. 8903020017, records of Skagit County, Washington;

thence North 6°08'13" West 50.27 feet along the Westerly line of said Lot 2, Short Plat No. 7-89 to an angle point of said Lot 2 and being the true point of beginning; thence continue North 6°08'13" West 101.06 feet along the Northerly projection of said Westerly line to the Southerly line of that certain 30 foot easement for ingress, egress and utilities, recorded under Auditor's File No. 8210270028;

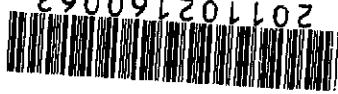
thence South 87°55'35" East 228.31 feet along the South line of said 30 foot easement to the East line of said Lot 4 Revised Short Plat No. 14-83 and also being the Southwest corner of Lot 1 of said Short Plat No. 7-89 (also being a Northwesterly corner of said Lot 2, Short Plat No. 7-89); thence South 0°08'00" East 91.40 feet along the line common to Lot 4, Revised Short Plat No. 14-83 and Lot 2, Short Plat No. 7-89 to a corner of said Lot 2; thence South 89°47'05" West 217.57 feet along the North line of said Lot 2 to the true point of beginning;

TOGETHER WITH Lot 3, Short Plat No. 7-89, approved March 1, 1989, and recorded March 2, 1989, in Volume 8 of Short Plats, pages 112-113, under Auditor's File No. 8903020017, records of Skagit County, Washington, being in a portion of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.,

EXCEPT that portion conveyed to Skagit County by deed recorded June 24, 1999, under Auditor's File No. 9906240101, and

EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Lot 3; thence South 89°47'05" West 885.06 feet along the North line of said Lot 3, and the North line of



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the Southwest 1/4 of the Northwest 1/4 of said Section 9, to a corner of Lot 2 of said Short Plat No. 7-89;

thence South 6°08'13" East 127.68 feet along the Southerly extension of a Westerly line of said Lot 2, to the South line of the North 127.00 feet of said Southwest 1/4 of the Northwest 1/4 of Section 9; thence North 89°47'05" East 871.22 feet along said South line to the East line of said Lot 3, Short Plat No. 7-89;

thence North 0°05'32" East 127.00 feet along said East line to the point of beginning. EXCEPT the East 20.00 feet thereof.

ALSO EXCEPT that portion thereof described as follows:

The South 966.00 feet thereof;

EXCEPT the East 210.00 feet thereof, and

EXCEPT any portion thereof lying Northeastly of a line drawn parallel with and 25 feet Southwesterly of the Southwesterly bank of the existing drainage ditch maintained by Drainage District No. 19, running along the toe of the hill.

AND TOGETHER WITH Lot 1, Short Plat 7-89, approved March 1, 1989 and recorded March 2, 1989, in Volume 8 of Short Plats, pages 112-113, under Auditor's File No. 8903020017, records of Skagit County, Washington, being in a portion of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.

All situate in the County of Skagit, State of Washington.

EXHIBIT 5

DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN

20.00 FOOT WIDE SEWER EASEMENT

The Westerly 20.00 feet of Parcels "A" and "B", Record of Survey recorded, April 27, 1998 in Volume 20 of Surveys, pages 110 and 111, under Auditor's File No. 9804270070, records of Skagit County, Washington,

TOGETHER WITH that portion of Lot 2 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 1/4 of Section 9, Township 34 North, Range 3 East, W.M., said portion being more particularly described as follows:

Beginning at the Northwest corner of said Lot 2, which is also the Southwest corner of said Parcel "B", Record of Survey recorded under Auditor's File No. 9804270070; thence South 06°08'18" East 60.32 feet along the Westerly line of said Lot 2 and the Southerly projection thereof (shown as South 06°08'13" East on said Short Plat No. 7-89) to the South line of said Lot 2 and the Northwest corner of said Parcel "A", Record of Survey recorded under Auditor's File No. 9804270070;

thence North 89°46'44" East 20.11 feet along the line common to said Lot 2 and said Parcel "A" (shown as North 89°47'05" East on said Short Plat No. 7-89); thence North 06°08'18" West 60.32 feet parallel with said Westerly line of said Lot 2 (shown as North 06°08'13" West on said Short Plat No. 7-89) to the North line of said Lot 2; thence South 89°46'44" West 20.11 feet along the line common to said Lot 2 and said Parcel "B" (shown as South 89°47'05" West on said Short Plat No. 7-89) to the point of Beginning; Situate in the County of Skagit, State of Washington.



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EXHIBIT D

