



201103140102
Skagit County Auditor

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Parcel No.: 350519-2-001-0100/P115435
Legal Desc.: Ptn Gov. Lot 2, 19-35-5

EASEMENT

THE GRANTOR, Skagit Farmers Supply, a Washington corporation, for and in consideration of Granting of Easement rights and no other consideration, convey to Chandler Hans and Harjit Kaur, husband and wife, **THE GRANTEES**, and to their successors and assigns a non-exclusive easement for the construction, installation, replacement and repair of a sewer line 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 14 day of March, 2011


Skagit Farmers Supply
By: Brian Duquaine
Its: Chief Executive Officer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

easement
MAR 14 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 Brian Duquaine is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Chief Executive Officer of Skagit Farmers Supply, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 14th day of March, 2011.


NOTARY PUBLIC in and for the State
of Washington, residing at: Skagit County

My appointment expires 3/21/213



Exhibit "A"

An easement for the construction, installation, replacement and repair of a sewer line over, under, across and through that portion of Grantor's property more particularly described as follows:

Commencing at the Southeast corner of said Skagit Farmers Supply property (also being the Southwest corner of the Chandler Hans and Harjit Kaur property);
thence North $1^{\circ}20'06''$ East along the East line said Skagit Farmers Supply parcel for a distance of 13.00 feet to the POINT OF BEGINNING;
thence North $88^{\circ}39'54''$ West for a distance of 8.00 feet;
thence North $1^{\circ}20'06''$ East parallel with said East line of the Skagit Farmers Supply parcel for a distance of 118.00 feet;
thence North $18^{\circ}32'03''$ West for a distance of 47.31 feet, more or less, to a point on a non-tangent curve along the Southerly right-of-way margin of State Route 20;
thence along said Southerly right-of-way margin along the arc of said curve to the left, concave to the Northwest, having an initial tangent bearing of North $82^{\circ}29'33''$ East, a radius of 1,507.50 feet, through a central angle of $0^{\circ}23'13''$, an arc distance of 10.18 feet;
thence South $18^{\circ}32'03''$ East leaving said Southerly right-of-way margin for a distance of 41.27 feet, more or less, to said East line of the Skagit Farmers Supply parcel at a point bearing North $1^{\circ}20'06''$ East from the POINT OF BEGINNING;
thence South $1^{\circ}20'06''$ West along said East line for a distance of 125.29 feet, more or less, to the TRUE POINT OF BEGINNING.



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Exhibit "B"

That portion of the following described property lying Southerly of the State Highway No. 20 (formerly State Highway No. 17-A) as conveyed to the State of Washington by deed dated January 27, 1948 and recorded February 24, 1948 under Auditor's File No. 414777;

That portion of Government Lots 1 and 2, Section 19, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

BEGINNING at a point 1,457.7 feet North and 30 feet East of the West 1/4 corner of said Section 19;
thence North $86^{\circ}11'$ East 662.7 feet;
thence Southerly 9 feet;
thence South $88^{\circ}45'$ East 140 feet;
thence South $2^{\circ}53'$ West 317 feet to the North line of Great Northern Railway right of way;
thence South $53^{\circ}31'$ West along the North side of said right of way 250.8 feet
thence North $2^{\circ}35'$ East 332.4 feet
thence East 24 feet;
thence North 70 feet;
thence South $86^{\circ}11'$ West 624 feet to the highway;
thence Northerly along said highway 70 feet to the POINT OF BEGINNING.

EXCEPT from the above described premises that portion thereof which may lie within the boundaries of those certain tracts conveyed to the State of Washington by deeds recorded January 15, 1948 and January 27, 1948, under Auditor's File Nos. 414776 and 417815, respectively.

Situated in Skagit County, Washington.



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