



201103170037

Skagit County Auditor

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3 12:58PM

Parcel Nos.: 4984-000-084-0000/P128500  
Legal Desc.: Lot 84, Digby Heights Phase 1

### DECLARATION OF EASEMENT

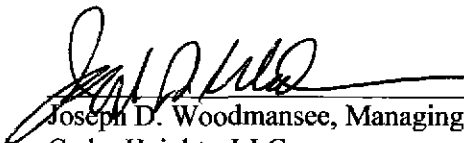
Whereas: **Cedar Heights, LLC, a Washington limited liability company (hereinafter called Cedar Heights),** is the fee title owner of the following property situate in the City of Mount Vernon, County of Skagit, State of Washington, to wit:

Lot 84, Plat of Digby Heights Phase 1, LU007-013, as per plat recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.

And, Whereas: Cedar Heights desires to create and establish an easement that will be for the use and benefit of all future owners of lot 85 within said property,

Now, therefore, Cedar Heights, LLC does hereby convey, grant, establish and declare permanent and non-revocable easements for private storm drainage over, under, across and through that portion of said Lot 84 more particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

This Declaration of Easement is executed this 17<sup>th</sup> day of March, 2011.

  
Joseph D. Woodmansee, Managing Member  
Cedar Heights, LLC

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 17 2011

By    
Auditor

STATE OF WASHINGTON

}  
}  
} ss  
}  
}

County of Skagit

I hereby certify that I know or have satisfactory evidence that **Joseph D. Woodmansee** is the person who personally 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 Managing Member of Cedar Heights, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 17<sup>th</sup> day of March, 2011.

  
Notary Public in and for the State of Washington, residing  
at Moore Vernon

My appointment expires

7-14-12

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 7-14-2012



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**LISSER & ASSOCIATES, PLLC**

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

**Exhibit "A"**

March 16, 2011

**Private Storm Drainage Easement**

A 10-foot wide private storm drainage easement over, under and across portions of Lot 84, Plat of Digby Heights Phase 1, LU-07-013 as per plat recorded under Skagit County Auditor's File No. 200904150063, records of Skagit County, Washington for the benefit of Lot 85, said Plat of Digby Heights Phase 1, LU-07-013, said easement being more particularly described as follows:

The Northerly 10.00 feet (as measured perpendicular to and parallel with said Northerly line) of Lot 84, said Plat of Digby Heights, Phase 1, LU-07-013.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

The side lines of the above easement are to be shortened or extended as necessary to the westerly and easterly lines of said Lot 84.

This easement is for the purpose of conveying local storm water runoff and is hereby granted in favor of all abutting private lot owners. The maintenance of private easements established and granted herein shall be the responsibility of, and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners' personal representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.



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