



201104080039

Skagit County Auditor

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Land Title & Escrow  
Anacortes, WA 98221

Parcel No.: P123040; 350230-0-210-0500  
Legal Desc.: Ptn Lot 1B, Short Plat ANA-05-004

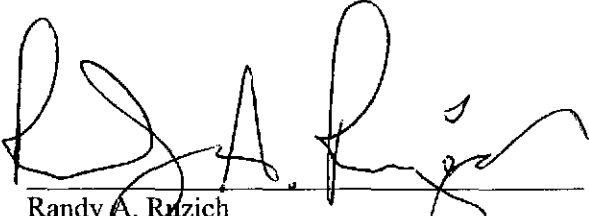
LAND TITLE OF SKAGIT COUNTY  
ACCOMMODATION RECORDING

EASEMENT

**THE GRANTOR**, Randy A. Ruzich, as his separate property, for and in consideration of Granting of Easement rights and no other consideration, convey to Sweet Sixteen Investments, LLC, a Washington limited liability company, **THE GRANTEE**, and to it's successors and assigns, a non-exclusive easement for ingress and egress 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 and shall be a covenant running with the lands.

As attached hereto as Exhibit "A"

This Easement Agreement is executed the 28 day of March, 2011

  
Randy A. Ruzich

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*Easement*

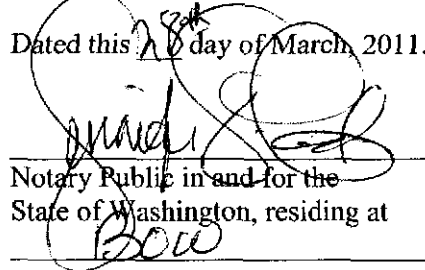
APR 08 2011

Amount Paid \$ ☒  
Skagit Co. Treasurer  
By *nam* Deputy

STATE OF WASHINGTON }  
  }ss  
County of Skagit }

I certify that I know or have satisfactory evidence that Randy A. Ruzich is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 28 day of March, 2011.

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

My appointment expires 10.01.2014

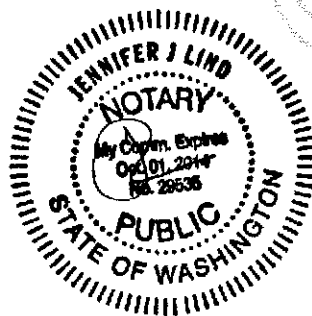


Exhibit "A"

A non-exclusive easement for ingress and egress over, under, across and through that portion of Lot 1B of Anacortes Short Plat No. 05-004, recorded July 5, 2005, under Auditor's File No. 200507050005, records of Skagit County, Washington; being a portion of Tract 3, Plate 11, Anacortes Tidelands, described as follows:

Commencing from the intersection of the Westerly projection of the South line of said Lot 1B and the centerline of "V" Place;  
thence North  $89^{\circ}59'05''$  East a distance of 233.98 feet to the TRUE POINT OF BEGINNING;  
thence North  $89^{\circ}59'05''$  East a distance of 102.83;  
thence North  $00^{\circ}03'56''$  West a distance of 49.75 feet to the Southerly right-of-way line of 30<sup>th</sup> Street;  
thence South  $89^{\circ}59'05''$  West a distance of 10.0 feet along said right-of-way;  
thence South  $00^{\circ}03'56''$  East a distance of 39.91 feet;  
thence South  $89^{\circ}58'46''$  West a distance of 92.79 feet;  
thence South  $00^{\circ}03'56''$  East a distance of 10 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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## Exhibit "B"

That portion of the harbor area lying between the inner and outer harbor area lines more particularly described as follows:

Commencing from the intersection of the Westerly projection of the South line of Lot 1B of Anacortes Short Plat NO. ANA-05-004, and the centerline of "V" Place;  
thence North 89°59'05" East a distance of 343.45 feet to its intersection with the inner harbor line and the TRUE POINT OF BEGINNING;  
thence North 89°59'05" East a distance of 65.54 feet to the intersection of the harbors navigable water line;  
thence North 06°00'00" West for a distance of 50.28 feet along the navigable water line, to the intersection of said to the projected North line of said Lot 1B;  
thence South 89°59'05" West a distance of 89.40 feet to an intersection with the Inner Harbor Line;  
thence North 06°00'00" West a distance of 50.28 feet along the navigable water line to the intersection of said to the projected North line of said Lot 1B;;  
thence South 89°59'05" West a distance of 89.40 feet to an intersection with the Inner Harbor line;  
thence South 30°20'05" East a distance of 57.65 feet along the Inner Harbor Line to the TRUE POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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