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Skagit County Auditor

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Parcel Nos.: P119263/8040-000-002-0000

Legal Desc.: Ptn Lot 2, Skagit County BSP No. L-99-00031; Ptn SW ¼ NW ¼, 32-34-4

Grantor / Grantee: Thomas A. Little

DECLARATION OF EASEMENT

Whereas: **Thomas A. Little, as his separate property**, hereinafter called Little, 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 2, Skagit County Binding Site Plan No. L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; being a portion of the Southwest ¼ of the Northwest ¼ of Section 32, Township 34 North, Range 2 East, W.M.

And, Whereas: Little desires to create and establish certain easement rights that will be for the use and benefit of all future owners of lots within the property described in Exhibit "B" and shown on Map on Exhibit "C" attached hereto and by reference made a part hereof,

Now, therefore, Little does hereby convey, grant, establish and declare a signage easement and the maintenance thereof over, under, across and through the property more particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

This Declaration of Easement is executed this 21 day of March, 2011.

Thomas A. Little

Thomas A. Little

STATE OF WASHINGTON }
)ss
 County of Skagit }

I certify that I know or have satisfactory evidence that Thomas A. Little 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 29th day of March, 2011.

Kelley Upchurch
 Notary Public in and for the
 State of Washington, residing at
Spokane, WA

My appointment expires 5-9-13

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

APR 20 2011

Amount Paid \$ 0
 Skagit Co. Treasurer
 By *CM* Deputy

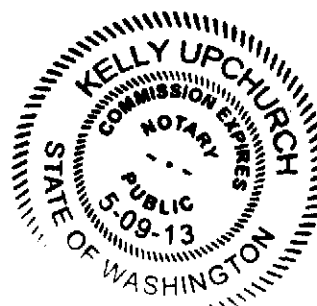


Exhibit "A"

Sign Easement Description

A 10.00 foot wide easement for signage, and the maintenance thereof, for the benefit of Lots 2 and 8, Western Peterbilt Binding Site Plan No. L-99-0003 recorded under Skagit County Auditor's File No. 200207010180 and re-plat of Lot 9, Western Peterbilt Binding Site Plan No. L-99-0003, City of Mount Vernon Binding Site Plan No. LU-07-036, recorded under Skagit County Auditor's File No. 200812080063, being in a portion of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M.; said 10.00 foot wide easement being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2, Western Peterbilt Binding Site Plan No. L-99-0003;
thence South 89°32'54" West along the South line of said Lot 2, also being the Northerly right-of-way margin of Suzanne Lane, for a distance of 174.81 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Northeast, having a radius of 50.00 feet, through a central angle of 51°41'02" an arc distance of 45.10 feet, more or less, to a point that is 49.00 feet North (as measured perpendicular to and parallel with) of the centerline of Suzanne Lane the same is shown on the face of said Western Peterbilt Binding Site Plan No. L-99-0003, and being the TRUE POINT OF BEGINNING of said sign easement;
thence continue along the arc of said curve to the right, having a radius of 50.00 feet, through a central angle of 13°28'54" an arc distance of 11.77 feet, more or less, to a point that is 59.00 feet North (as measured perpendicular to and parallel with) of the centerline of said Suzanne Lane;
thence North 89°32'54" East parallel with said centerline of Suzanne Lane for a distance of 35.06 feet, more or less, to a point that is 70.00 feet East (as measured perpendicular to and parallel with) of the centerline of Old Highway 99 South, as the same is shown on the face of said Western Peterbilt Binding Site Plan No. L-99-0003;
thence South 0°24'33" West parallel with said centerline of Old Highway 99 South, for a distance of 10.00 feet, more or less, to a point bearing North 89°32'54" East from the TRUE POINT OF BEGINNING;
thence South 89°32'54" West for a distance of 28.76 feet, more or less, to the TRUE POINT OF BEGINNING.

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 above-described sign easement is intended to benefit the current lots mentioned above or any additional lots created through subsequent subdivisions of said lots.



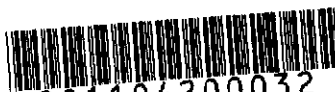
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Exhibit "B"

Lots 2 and 8, Skagit County Binding Site Plan No. L-99-0003, also known as Western Peterbilt Binding Site Plan, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.

ALSO

Lot 9, Mount Vernon Binding Site Plan No. LU-07-036, approved December 1, 2008, recorded December 8, 2008, under Auditor's File No. 200812080063 being a replat of Lot 9, Western Peterbilt Binding Site Plan No. L-99-0003; being a portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.



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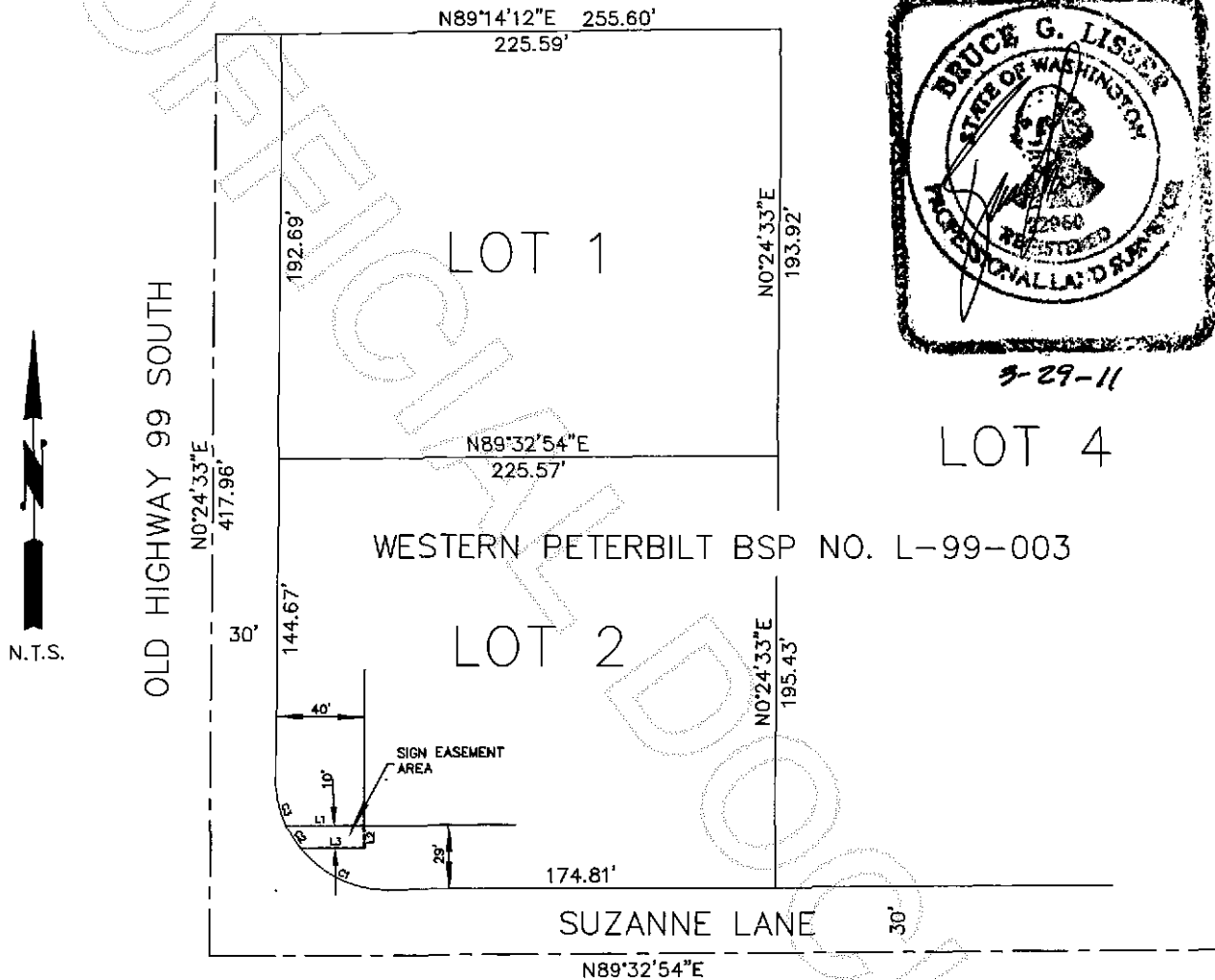
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EXHIBIT "C"

SIGN EASEMENT DETAIL

PORTION OF LOT 2 WESTERN PETERBILT B.S.P. L 99-0003



LINE TABLE

NUM	BEARING	DISTANCE
L1	S89°32'54"W	35.06'
L2	N0°24'33"E	10.00'
L3	S89°32'54"W	28.76'

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	51°41'02"	45.10'	50.00'
C2	13°28'54"	11.77'	50.00'
C3	25°41'43"	22.42'	50.00'



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