



201106200179

Skagit County Auditor

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RETURN ADDRESS:

Michael Hayes
PO Box 405
Hamilton, WA 98255

EASEMENT AGREEMENT

GUARDIAN NORTHWEST TITLE CO.

REFERENCE #:

GRANTOR:

Seefeld Corporation, a Washington corporation

GRANTEE:

Michael Hayes

SHORT LEGAL:

Ptn SE28-36N-08E

ASSESSOR'S PROPERTY TAX PARCEL: P111036, P51666

100745-1

EASEMENT AGREEMENT

This EASEMENT AGREEMENT ("Agreement") is made this 13 day of JUNE, 2011, by and between Seefeld Corporation, a Washington corporation ("Grantor"), and Michael Hayes, a single man ("Grantee").

RECITALS

A. Grantor owns certain real property in the County of Skagit, State of Washington, which real property is legally described as follows (the "Grantor Parcel"):

THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 8 EAST, W.M.,
EXCEPT THE EXISTING AS-BUILT COUNTY ROAD RIGHT-OF-WAY COMMONLY KNOWN AS BURPEE HILL ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

B. Grantee owns certain real property adjacent to the Grantor Parcel, which real property is legally described as follows (the "Grantee Parcel"):

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 8 EAST, W.M.,
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON DEPARTMENT OF GAME BY DEED
RECORDED DECEMBER 21, 1948 UNDER AUDITOR'S FILE NO. 426317.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

C. Grantee desires a perpetual easement on, over, under and across a portion of the Grantor Parcel and Grantor is willing to grant and convey such an easement to Grantee, subject to the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the terms and conditions contained herein, the parties hereto agree as follows:

1. Grant of Easement. Grantor hereby grants and conveys to Grantee a non-exclusive perpetual easement on, over, under and across that portion of Grantor's Property described as follows (the "Easement Area"):

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

2. Grantee's Use of the Easement Area. Grantee may use the Easement Area to construct, operate, maintain, repair, replace, improve, and remove an access road to provide ingress, egress, and utilities to the Grantee Parcel.
 3. Grantor's Use of Easement Area. Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted.
 4. Maintenance. Grantee shall bear all costs related to the maintenance and repair of the road within the Easement Area, except for the costs of any repairs necessitated by the use of the road by or other actions of the Grantor or the Grantor's heirs, successors, assigns, contractors, invitees or permittees, which repair costs the Grantor shall fully bear.
 5. Public Access. Grantor and Grantee agree that this Agreement shall not and is not intended to create an access right for the benefit of the general public
- No monetary consideration

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1

JUN 20 2011

Amount Paid \$
Skagit Co. Treasurer
By CA Deputy

6. Successors and Assigns. This Agreement shall be recorded in the records of the Skagit County auditor and shall remain a perpetual easement that runs with the land and is binding on the Grantor Parcel and the Grantee Parcel and the successors and assigns of the parties hereto.
7. Entire Agreement. This Agreement represents the entire understanding between the parties hereto and may not be amended or revised except in writing signed by both parties.

IN WITNESS THEREOF, the parties have executed this Agreement as of the date set forth above.

GRANTOR:
Seefeld Corporation, a Washington corporation

By: Thomas M. Hanson
Thomas M. Hanson

ITS: President

STATE OF WASHINGTON)
COUNTY OF KING) SS

On this 13th day of JUNE, 2011, before me, the undersigned, personally appeared Thomas M. Hanson, to me known to be the President of Seefeld Corporation, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.



Ann H. Leaty
(Signature of Notary)

ANN H LEATY
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of
Washington, residing at KIRKLAND
My Appointment Expires: 06/24/12

Notary seal, text and all notations must not be placed within 1" margins



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EXHIBIT " A "

DESCRIPTION OF ACCESS AND UTILITY EASEMENT

Parcel No. P111036

TO

Parcel No. P51666

An easement for ingress, egress and utilities, over, under and across a portion of the Southwest quarter of the Southeast quarter of Section 28, Township 36 North, Range 8 East of W.M., the centerline being more particularly described as follows:

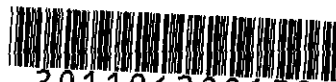
Commencing at the Southeast corner of said quarter quarter; thence North 88° 23' 55" West along the South line of said quarter quarter a distance of 252.06 feet to the **true point of beginning** of this 30 foot wide centerline easement description; thence North 10° 02' 04" East a distance of 46.44 feet to the Southerly right-of-way line of Burpee Hill Road and the **terminus** of this 30 foot wide centerline easement description.

Side lines to be shortened or lengthened as necessary.

As depicted on Exhibit "B" attached hereto and incorporated herein by reference.

Situate in Skagit County, Washington.

Subject to and together with all easements, covenants, restrictions and/or agreements of record or otherwise.



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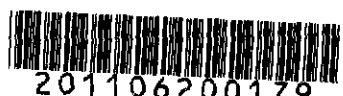
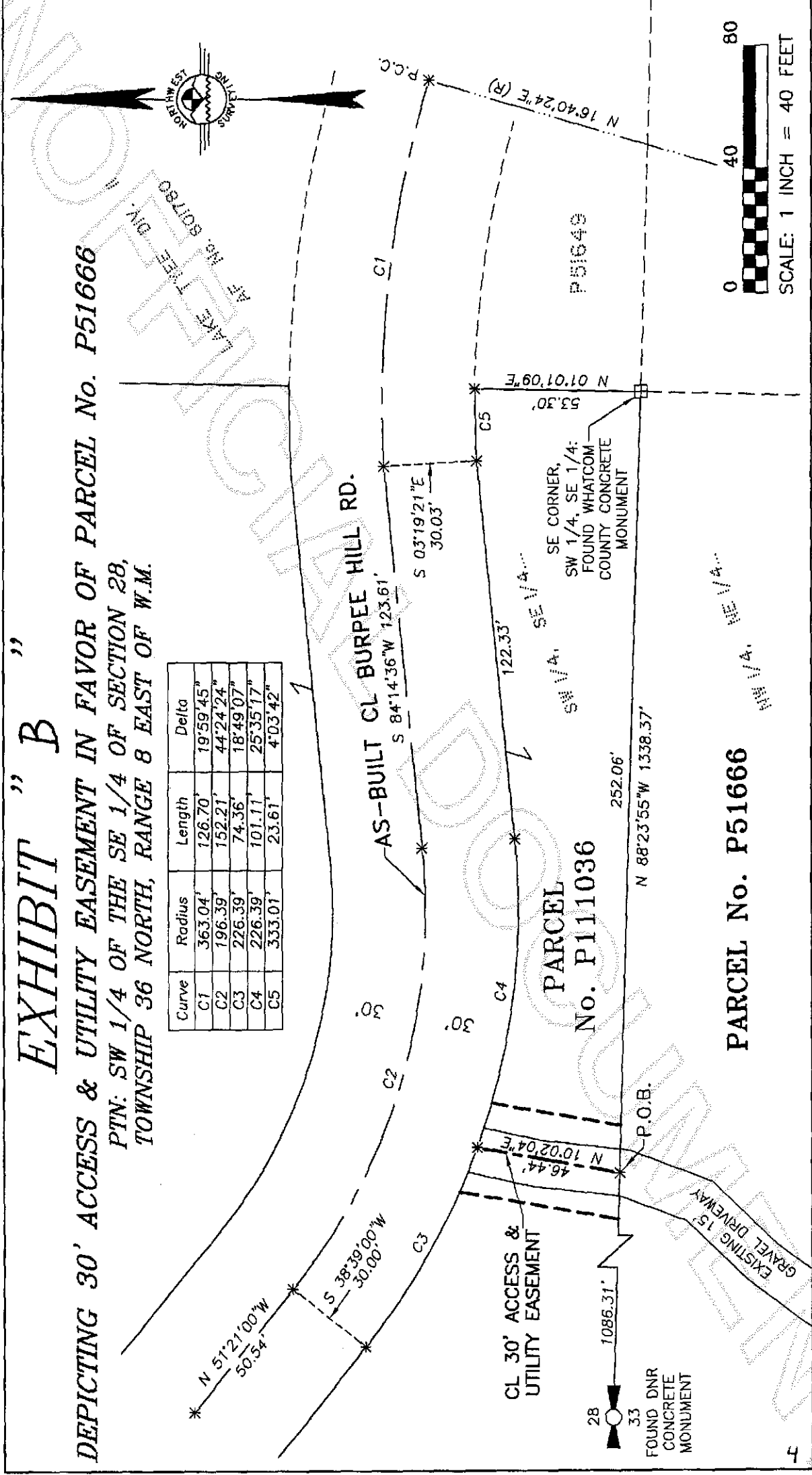
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EXHIBIT "B"

DEPICTING 30' ACCESS & UTILITY EASEMENT IN FAVOR OF PARCEL No. P51666

PTN: SW 1/4 OF THE SE 1/4 OF SECTION 28,
TOWNSHIP 36 NORTH, RANGE 8 EAST OF W.M.

Curve	Radius	Length	Delta
C1	363.04'	126.70'	19°59'45"
C2	196.39'	152.21'	44°24'24"
C3	226.39'	74.36'	18°49'07"
C4	226.39'	101.11'	25°35'17"
C5	333.01'	23.61'	4°03'42"



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THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 8 EAST, W.M.,
EXCEPT THE EXISTING AS-BUILT COUNTY ROAD RIGHT-OF-WAY COMMONLY KNOWN AS BURPEE HILL ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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