

Return Address

Robert A. McConnell
Attorney at Law
9725 3rd Avenue NE, Suite 600
Seattle WA 98115



201108100047
Skagit County Auditor

8/10/2011 Page 1 of 7 12:23PM

Document Title: Easement

Reference No.:

Grantor: Todd E. Wiersum and Brooke A. Wiersum, husband and wife.

Grantee: Anacortes Properties N.W., LLC

Legal Description: PTN Gov. Lot 4, 2-34-1 E.W.M. (AKA PTN Lot 11 S.P. #6-90)

Tax Parcel Nos. 340102-2-008-0403 P-105249

EASEMENT

This Agreement is made and entered into on the 9th day of August, 2011 by and between Anacortes Properties N.W., LLC, the owner of Lot 1, and Todd E. Wiersum and Brooke A. Wiersum, husband and wife the owner of Lot 2, for the purpose of granting an easement over a portion of Lot 2 for the benefit of Lot 1.

1. Parties. The parties to this Easement are the current owners of the property described in paragraph 2 below.

2. Property Owned by the Parties. The property owned by each of the parties is identified below.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Easement
AUG 10 2011

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

A. Property owned by Anacortes Properties N.W., LLC, referred to in this Easement as Lot 1.

PARCEL "A"

Lot 1, Skagit County Short Plat No. PL-01-0902, approved April 17, 2002 and recorded April 17, 2002 under Auditor's File No. 200204170072, records of Skagit County, being a portion of Tract E of "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1," and Lot 11, Skagit County Short Plat No. 6-90, recorded in Volume 9 of Short Plats, page 326.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

Those portions of the first class tidelands lying in front of, adjacent to and abutting Parcel "A" above described as shown on the face of the plat.

Situate in the County of Skagit, State of Washington.

Lot 1, Parcels A and B, are herein collectively referred to as "Lot 1"

B. Property owned by Todd E. Wiersum and Brooke A. Wiersum, husband and wife referred to in this Easement as Lot 2.

Lot 2 is legally described in Exhibit A attached hereto and incorporated herein by reference.

3. Easement Area. The easement area is legally described in Exhibit A attached hereto and incorporated herein by reference and depicted in the Survey marked Exhibit B attached hereto and incorporated herein by reference, and is referred to herein as the "Easement Area."

4. Grant of Exclusive Easement for the Benefit of Lot 1. The owner of Lot 2 hereby grants and conveys to the owner of Lot 1 an exclusive perpetual easement for ingress, egress, and utilities, (and the maintenance thereof) over, under, and across the Easement Area. Lot 1 shall have exclusive control of the Easement Area for all purposes whatsoever.

5. Purpose of Easement. The purpose of the easement shall be for ingress, egress, and utilities, (and the maintenance thereof) over, under, and across the Easement Area.



6. Easement to Run with the Land. The easements created hereby shall run with the above-described Property and shall be binding upon the grantees herein, and run for the benefit of the grantors herein, and all persons and parties claiming by or through either of them, in perpetuity.

7. Encumbrance: The Easement Area is encumbered by deeds of trust. The owner of Lot 2 agrees to indemnify and hold the owner of Lot 1 harmless from all loss and damage resulting from a default or foreclosure of a deed of trust.

8. Applicable Law. This easement shall be governed and interpreted in accordance with the laws of the State of Washington.

OWNER OF LOT 1:

Anacortes Properties N.W., LLC

By: David W. Rice
David W. Rice, Manager

By: Carolyn A. Rice
Carolyn A. Rice, Manager

OWNER OF LOT 2:

Todd E. Weirsum
Todd E. Weirsum

Brooke A. Weirsum
Brooke A. Weirsum



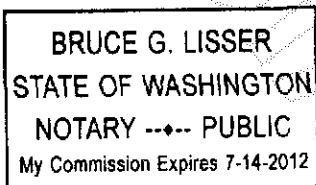
STATE OF WASHINGTON)

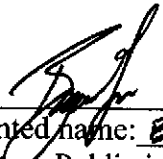
: SS.

COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that David W. Rice is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the Managing Member of Anacortes Properties N.W., LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 9th day of AUGUST, 2011




Printed name: BRUCE G. LISSER
Notary Public in and for the State of
Washington, residing at MOORE VERNON
My appointment expires: 7-14-12

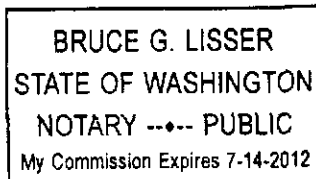
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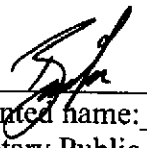
: SS.

COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that Carolyn A. Rice is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as the Manager of Anacortes Properties N.W., LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 9th day of AUGUST, 2011




Printed name: BRUCE G. LISSER
Notary Public in and for the State of
Washington, residing at MOORE VERNON
My appointment expires: 7-14-12



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Skagit County Auditor

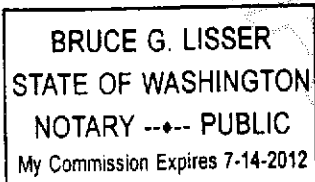
STATE OF WASHINGTON)

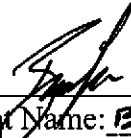
: ss.

COUNTY OF SKAGIT)

On this day personally appeared before me Todd E. Wiersum and Brooke A. Wiersum, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of August, 2011




Print Name: BRUCE G. LISSER
NOTARY PUBLIC in and for the State
of Washington, residing at MAINT VEGAN
My Appointment Expires: 7-14-12



201108100047

Skagit County Auditor

LISSE & ASSOCIATES, PLLC

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

Exhibit "A"

An exclusive easement for ingress, egress and utilities (and the maintenance thereof) over, under and across a portion of Lot 11, Skagit County Short Plat No. 6-90, approved March 12, 1991 and recorded March 12, 1991 in Volume 9 of Short Plats, page 326 under Skagit County Auditor's File Number 9103120066, being a portion of Revised Short Plat No. 68-80 and 90-77 in the Northwest 1/4 of Section 2, Township 34 North, Range 1 East, W.M., and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 11, Skagit County Short Plat No. 6-90;
thence South $88^{\circ}16'17''$ West along the North line of said Lot 11 for a distance of 54.00 feet to the Easterly most corner of that certain parcel conveyed to David and Carolyn Rice, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9905060108, also being an angle point on the South line of Lot 1 of Skagit County Short CaRD No. PL-01-0902 approved April 17, 2002 and recorded April 17, 2002 under Skagit County Auditor's File No. 200204170072 and being the TRUE POINT OF BEGINNING;
thence South $63^{\circ}04'51''$ West along the South line of said Lot 1 for a distance of 91.04 feet to an angle point in said South line;
thence North $69^{\circ}43'13''$ West (called North $69^{\circ}41'47''$ West on previous deed) for a distance of 103.40 feet to an angle point in said South line and being a point on the North line of Section 2, Township 34 North, Range 1 East, W.M.;
thence South $88^{\circ}16'17''$ West along said South line for a distance of 29.82 feet;
thence South $39^{\circ}53'17''$ East for a distance of 106.77 feet, more or less, to a point bearing South $57^{\circ}41'49''$ West from the TRUE POINT OF BEGINNING;
thence North $57^{\circ}41'49''$ East for a distance of 165.05 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.

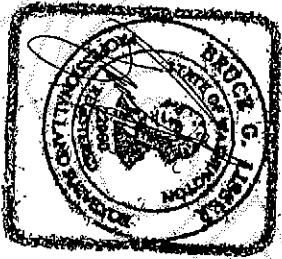
Situate in the County of Skagit, State of Washington.

Containing 5,281 sq. ft.



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Skagit County Auditor



2-15-11

NOTES

- 1) THIS MAP IS REPRESENTATIVE OF THE LIMITS OF THE EXCLUSIVE EASEMENT AREA TO BE CONVERTED TO ANACORTES PROPERTIES, LLC FROM TODD AND BROOKE MIERUM, HUSBAND AND WIFE.
- 2) A RECORD OF SURVEY MAP WILL BE PREPARED UPON RECORDING OF THE EASEMENT DOCUMENT TO REFLECT THE CORNER POINTS SET AS SHOWN HEREON.

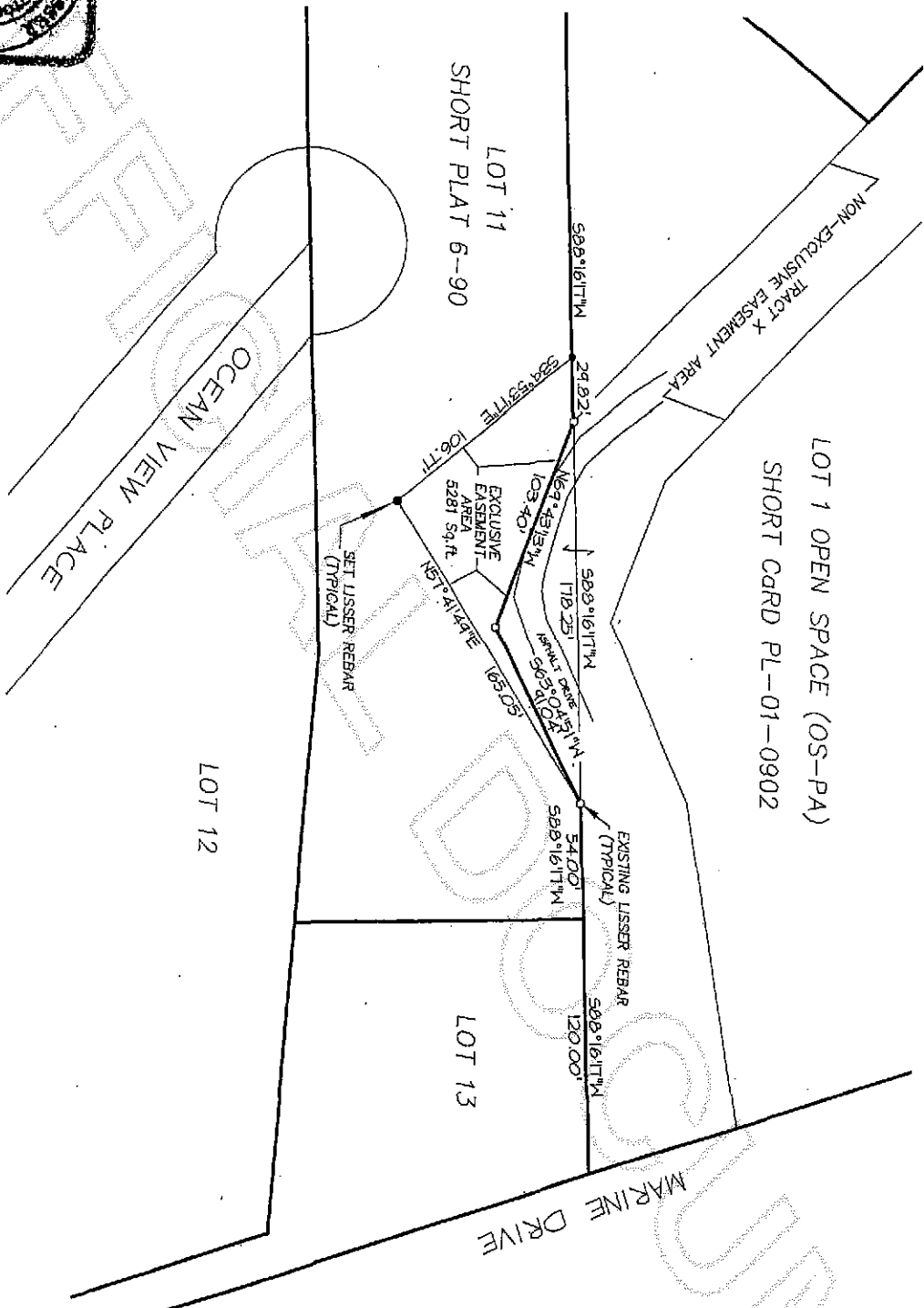
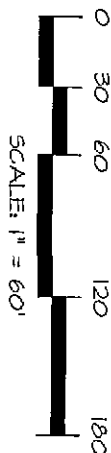


EXHIBIT B



DATE: 07/15/11

EXHIBIT MAP FOR

EXCLUSIVE EASEMENT AREA
PORTION OF LOT 11 SHORT PLAT 6-90
SECTION 2, T. 34 N., R. 1 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: MIERUM AND ANACORTES PROPERTIES, LLC

FB. 324 PG. 54	LISER & ASSOCIATES, PLLC	SCALE: 1" = 60'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	DWG: 00-096 EAS



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