

Return Address:



201305030002

Skagit County Auditor

\$78.00

5/3/2013 Page

1 of

7 8:36AM

Document Title:

Easement

Reference Number (if applicable): _____

Grantor(s):

additional grantor names on page ____.

1) Forestlands LLC

2) _____

Grantee(s):

additional grantor names on page ____.

1) public

2) _____

Abbreviated Legal Description:

full legal on page(s) ____.

34-35-05 SW NE

Assessor Parcel /Tax ID Number:

additional parcel numbers on page ____.

P40663

EASEMENT

FORESTLANDS, L.L.C., a Washington State Limited Liability Company ("the Grantor"), does hereby grant to the present or future owner of the Southwest Quarter of the Northeast Quarter of Section 34, Township 35 North, Range 5 East, Willamette Meridian, Skagit County, Washington ("The Property"), a non-exclusive easement for ingress and egress for one residence located on The Property over and across the 20-foot Easement Area legally described on the attached Exhibits "A-1" and "A-2" and shown in the map attached as Exhibit "A-3", which Exhibits are by reference incorporated herein.

The Grantor does hereby covenant that it is the owner of the real estate through which the easement is granted, and that it has the right to grant this easement.

It is a condition of this easement that it be used for ingress and egress for one residence located on The Property. If there is a second residence on The Property whose occupants are using the easement for ingress and egress, then this easement shall become null and void and will have no further legal effect.

The present or future owner of The Property shall, at their expense, maintain the road on the Easement Area and the culvert under the road in their present condition and, if any governmental agency requires that the culvert be repaired or replaced, shall pay the costs of such repair or replacement. If the owner of The Property fails to comply with the conditions of the previous sentence within thirty (30) days after written notice to do so, then this easement shall become null and void and of no further effect.

This easement is for the benefit of the owner (present or future) of The Property and shall run with the land and become a part, whether set forth therein or not, of any conveyance or mortgage of The Property.

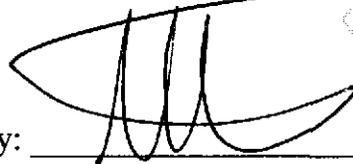
Executed this 1st day of May, 2013.

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 03 2013

Amount Paid \$
Skagit Co. Treasurer
By *MF* Deputy

FORESTLANDS, L.L.C.



By: MARK A. NYSETER, Its Manager

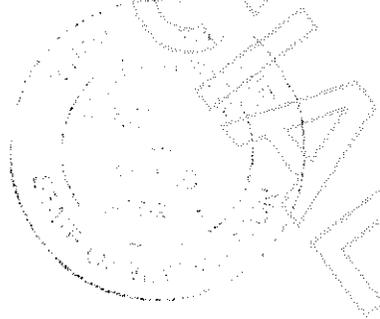
EASEMENT - 1.
Forestlands.esm.wpd



STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that MARK A. NYSETH is the person who 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 Manager of FORESTLANDS, L.L.C., to be the free and voluntary act of said limited liability company, for the uses and purposes mentioned in this instrument.

Dated: 5/5, 2013.



John A. Malone

Print Name: JOHN A MALONE

NOTARY PUBLIC in and for the
State of Washington.

My Appointment Expires: 5/25/15

ACCEPTANCE OF CONDITIONS OF EASEMENT

The undersigned does hereby covenant that she is the owner of The Property described above. On behalf of herself and of all future owners of The Property, the undersigned hereby agrees to the conditions of the easement set forth above and understands that, if said conditions are not complied with, the easement will become null and void and of no further legal effect.

DATED: 4/29/2013, 2013.

Harbhajan K. Mangat

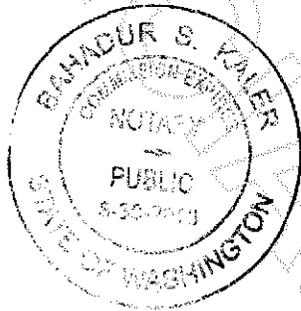
HARBHAJAN K. MANGAT



STATE OF WASHINGTON)
) SS.
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that HARBHAJAN K. MANGAT is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 4/29/11, 2013.



Bahadur S. Kaler
Print Name: BAHADUR S. KALER
NOTARY PUBLIC in and for the
State of Washington.
My Appointment Expires: 8/30/13

EASEMENT - 3.
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EXHIBIT "A"

AN EASEMENT, 20.00 FEET WIDE, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, OVER, UNDER AND UPON THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34;

THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, SOUTH 89°30'57" WEST, A DISTANCE OF 354.05 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, A RADIAL BEARING OF SAID CURVE, TO SAID POINT BEARS NORTH 39°15'55" WEST;

THENCE LEAVING SAID NORTH LINE, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°23'38", AN ARC LENGTH OF 120.06 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE ALONG SAID TANGENT LINE, SOUTH 16°20'27" WEST, A DISTANCE OF 35.14 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET;

THENCE SOUTHERLY, ALONG LAST SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°36'28", AN ARC LENGTH OF 81.19 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE ALONG LAST SAID TANGENT LINE, SOUTH 02°16'01" EAST, A DISTANCE OF 25.93 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET;

THENCE SOUTHERLY, ALONG LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°45'04", AN ARC LENGTH OF 75.93 FEET, TO THE BEGINNING OF A TANGENT LINE;

THENCE ALONG LAST SAID TANGENT LINE, SOUTH 24°01'05" EAST, A DISTANCE OF 65.24 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 300.00 FEET;

THENCE ALONG LAST SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 25°05'15", AN ARC LENGTH OF 131.36 FEET, TO THE BEGINNING OF A TANGENT LINE;

EXHIBIT A-1



THENCE ALONG LAST SAID TANGENT LINE, SOUTH 49°06'20" EAST, A DISTANCE OF 95.72 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

THENCE ALONG LAST SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 40°55'42", AN ARC LENGTH OF 71.43 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE ALONG LAST SAID TANGENT LINE, SOUTH 08°10'38" EAST, A DISTANCE OF 33.95 FEET, MORE OR LESS, TO THE EXISTING CENTERLINE OF COUNTY ROAD NUMBER 284, ALSO KNOWN AS OLD DAY CREEK ROAD, SAID POINT OF INTERSECTION BEING THE POINT OF TERMINUS FOR THE CENTERLINE OF THE EASEMENT DESCRIBED HEREIN.

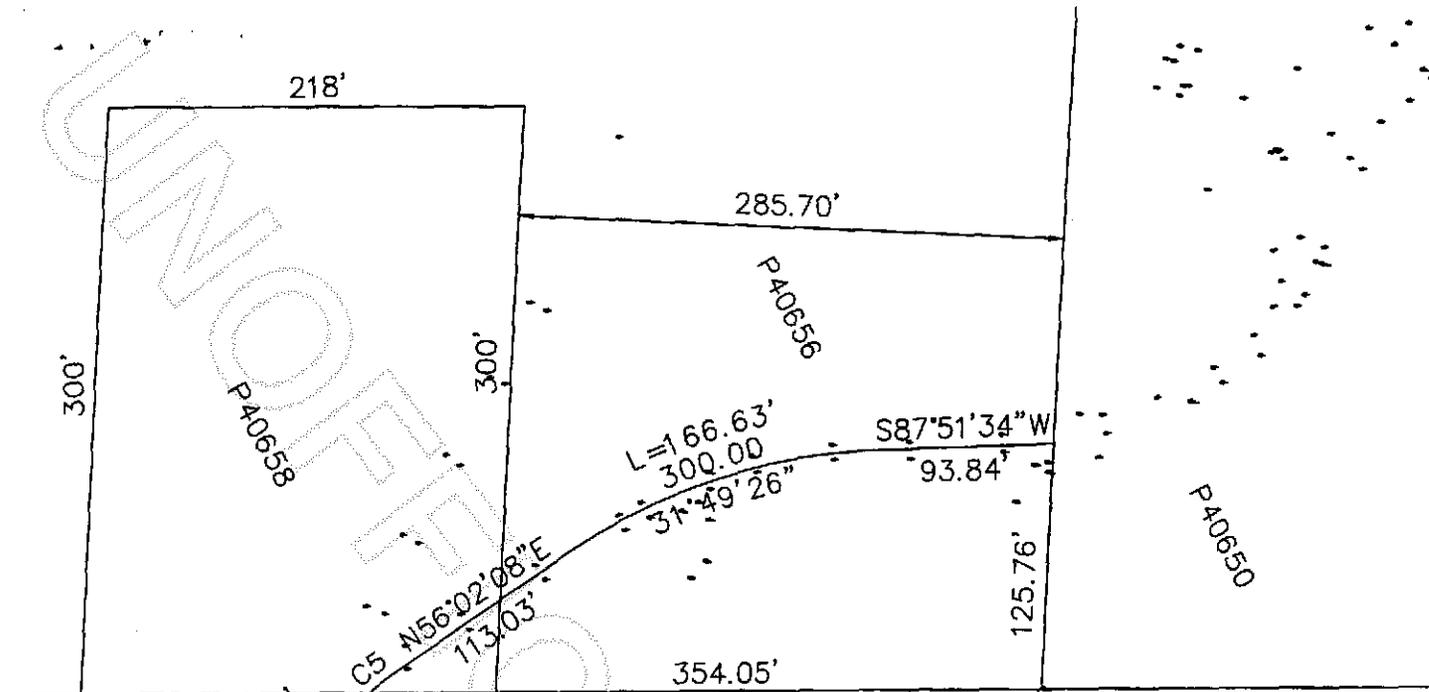
MARGINS OF SAID DESCRIBED EASEMENT SHALL BE EXTENDED OR SHORTENED SO AS TO TERMINATE ON SAID NORTH LINE OF SAID SUBDIVISION AT THE VICINITY OF TRUE POINT OF BEGINNING, AND TO TERMINATE ALONG THE NORTHERLY MARGIN OF THE EXISTING COUNTY ROAD RIGHT-OF-WAY REFERENCED HEREIN, AT THE VICINITY OF THE POINT OF TERMINUS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT A-2

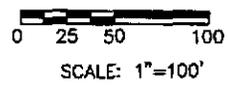
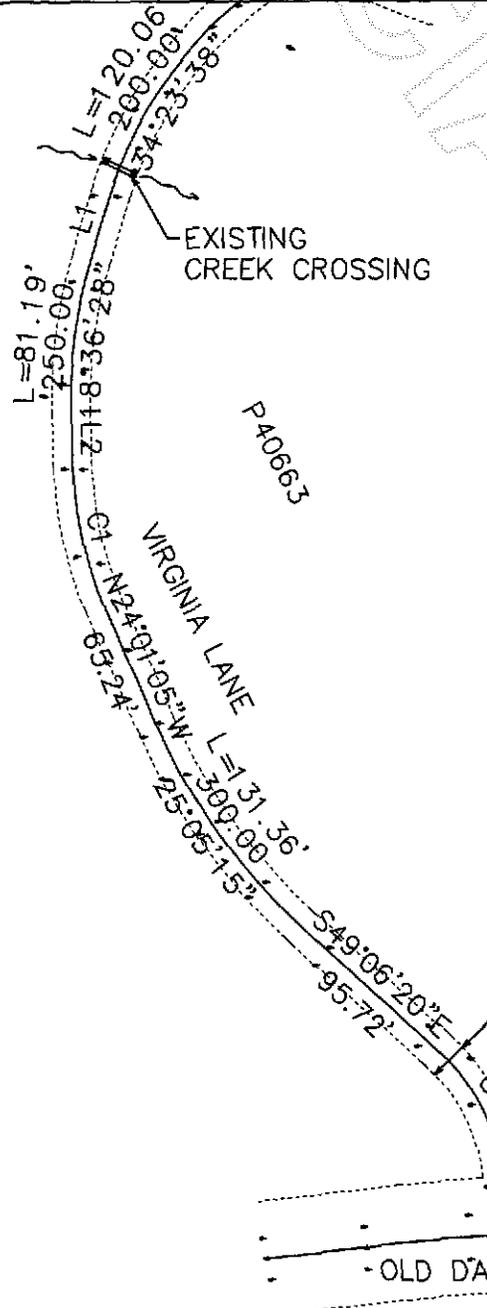


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LINE TABLE		
LINE	LENGTH	BEARING
L1	35.14	S16°20'27\"W
L2	25.93	S02°16'01\"E
L3	33.95	N08°10'38\"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	75.93	200.00	21°45'04\"	38.43
C4	71.43	100.00	40°55'42\"	37.32
C5	18.50	200.00	05°18'03\"	9.26



20' EASEMENT
10' EACH SIDE OF
ROAD CENTER LINE

EXHIBIT A-3



201305030002