

When recorded return to:



Skagit County Auditor
11/22/2013 Page

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\$77.00
6 10:35AM

Mr. Bruce D Johnson

17536 Allen Road

Bow, WA 98232

Grantor: Victor Benson and Linda Benson

Grantee: Bruce Johnson Contractor LLC

ACCESS AND UTILITY EASEMENT

The Grantors Victor Benson and Linda Benson, for and the consideration of the removal and full satisfaction of the lien filed by Bruce Johnson Contractor LLC and recorded on 10/2/2012, Auditor file No. 201210020094, grants and conveys to Bruce Johnson Contractor LLC an utility easement. This easement is for the purpose of operating and constructing the complete water system on the following burdened property.

P130585

Burdened Property;

**Lot 26 of Saratoga Passage View C.A.R.D. PL 06-0107 AFN
200906100089**

Specific location of easement with in Lot 26 as follows;

Tax parcel number 4986-000-026-1101, P130585 (Water Tower location)

COMMENCING AT THE SOUTHEAST CORNER OF LOT 13, PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107, AS PER PLAT RECORDED JUNE 10, 2009 AS PER AUDITOR'S FILE NO. 200906100089, AND AS PER AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED AS AUDITOR'S FILE NO. 200908280052, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 60-26-21 EAST FOR A DISTANCE OF 134.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03-05-52 EAST FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH 86-54-08 EAST FOR A DISTANCE OF 160.00 FEET; THENCE SOUTH 06-54-43 WEST FOR A DISTANCE OF 150.33 FEET; THENCE NORTH 86-54-08 WEST FOR A DISTANCE OF 150.00 TO THE POINT OF BEGINNING. AND TOGETHER WITH COMMENCING AT THE NORTHEAST CORNER OF LOT 13, PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107, AS PER PLAT RECORDED JUNE 10, 2009 AS PER AUDITOR'S FILE NO. 200906100089, AND AS PER AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED AS AUDITOR'S FILE NO. 200908280052, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 87-08-48 EAST FOR A DISTANCE OF 117.88 FEET; THENCE NORTH 03-05-52 EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87-08-48 WEST FOR A DISTANCE OF 300.11 FEET; THENCE NORTH 10-00-28 EAST FOR A DISTANCE OF 30.24 FEET; THENCE SOUTH 87-08-48 EAST FOR A DISTANCE OF 296.48 FEET; THENCE SOUTH 03-05-52 WEST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SURVEY AF#201104070070

Tax Parcel number; 4986-000-999-0002, P130357 (Water Transfer Station location)

TRACT B SARATOGA PASSAGE PL06-0107 AF#200906100089



201311220057

Tax Parcel Number 4986-000-026-1100 P95857

**(Waterline easement from Water tower to cull-d-sac at end of
Benson Ridge Drive and in the road easement)**

27.24 ac PTN LOT 26 SARATOGA PASSAGE PL06-0107
AF#200906100089 DAF NW1/4 NE1/4 EXC FOR LOTS 8-19 OF
SARATOGA PASSAGE AND EXC FOR THE FDT COMMENCING AT THE
NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE W.M.
THENCE S 87 DEGREES 2159 E ALONG THE NORTH LINE OF SAID 1/4 OF
1/4 OF SECTION FOR A DISTANCE OF 87.95 FEET ALSO BEING THE TRUE
POINT OF BEGINNING THENCE S 53 DEGREES 3117 E FOR A DISTANCE
OF 16.83 FEET THENCE S 77 DEGREES 5225 E FOR A DISTANCE OF 103.63
FEET THENCE N 25 DEGREES 4427 W FOR A DISTANCE OF 30.08 FEET TO
THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION THENCE N 87
DEGREES 2159 W ALONG THE NORTH LINE OF SAID 1/4 OF 1/4 OF
SECTION FOR A DISTANCE OF 101.90 FEET TO THE TRUE POINT OF
BEGINNING. TOGETHER WITH COMMENCING AT THE NORTHWEST
CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION
9, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE W.M. THENCE S 87
DEGREES 2159 E ALONG THE NORTH LINE OF SAID 1/4 OF 1/4 OF
SECTION FOR A DISTANCE OF 189.85 FEET, ALSO BEING THE TRUE POINT
OF BEGINNING THENCE S 25 DEGREES 4427 E FOR A DISTANCE OF 30.08
FEET THENCE N 80 DEGREES 5135 E FOR A DISTANCE OF 129.70 FEET TO
THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION THENCE N 87
DEGREES 2159 W ALONG THE NORTH LINE OF SAID 1/4 OF 1/4 OF
SECTION FOR A DISTANCE OF 141.27 FEET TO THE TRUE POINT OF
BEGINNING. EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF
LOT 13, PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107, AS PER
PLAT RECORDED JUNE 10, 2009 AS PER AUDITOR'S FILE NO.
200906100089, AND AS PER AFFIDAVIT OF MINOR CORRECTION OF
SURVEY RECORDED AS AUDITOR'S FILE NO. 200908280052, RECORDS
OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 60-26-21 EAST FOR
A DISTANCE OF 134.99 FEET TO THE POINT OF BEGINNING; THENCE
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86-54-08 EAST FOR A DISTANCE OF 160.00 FEET; THENCE SOUTH 06-54-
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WEST FOR A DISTANCE OF 150.00 TO THE POINT OF BEGINNING. AND
EXCEPT COMMENCING AT THE NORTHEAST CORNER OF LOT 13, PLAT
OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107, AS PER PLAT
RECORDED JUNE 10, 2009 AS PER AUDITOR'S FILE NO. 200906100089,
AND AS PER AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED



AS AUDITOR'S FILE NO. 200908280052, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 87-08-48 EAST FOR A DISTANCE OF 117.88 FEET; THENCE NORTH 03-05-52 EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87-08-48 WEST FOR A DISTANCE OF 300.11 FEET; THENCE NORTH 10-00-28 EAST FOR A DISTANCE OF 30.24 FEET; THENCE SOUTH 87-08-48 EAST FOR A DISTANCE OF 296.48 FEET; THENCE SOUTH 03-05-52 WEST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

Tax Parcel number 4986-000-026-1000, P128561 (Water Lines within Road Easement)

28.77ac PTN LOT 26 SARATOGA PASSAGE VIEW AF#200906100089 AKA NE1/4 NW1/4 AND ALSO INCLUDING THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE W.M. THENCE S 87 DEGREES 2159 E ALONG THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION FOR A DISTANCE OF 87.95 FEET ALSO BEING THE TRUE POINT OF BEGINNING THENCE S 53 DEGREES 3117 E FOR A DISTANCE OF 16.83 FEET THENCE S 77 DEGREES 5225 E FOR A DISTANCE OF 103.63 FEET THENCE N 25 DEGREES 4427 W FOR A DISTANCE OF 30.08 FEET TO THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION THENCE N 87 DEGREES 2159 W ALONG THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION FOR A DISTANCE OF 101.90 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE W.M. THENCE S 87 DEGREES 2159 E ALONG THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION FOR A DISTANCE OF 189.85 FEET, ALSO BEING THE TRUE POINT OF BEGINNING THENCE S 25 DEGREES 4427 E FOR A DISTANCE OF 30.08 FEET THENCE N 80 DEGREES 5135 E FOR A DISTANCE OF 129.70 FEET TO THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION THENCE N 87 DEGREES 2159 W ALONG THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION FOR A DISTANCE OF 141.27 FEET TO THE TRUE POINT OF BEGINNING. C/U VIO#4-2009 DATE DUE: 6-20-09 NE1/4 NW1/4 AND ALSO INCLUDING THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE W.M. THENCE S 87 DEGREES 2159 E ALONG THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION FOR A DISTANCE OF 87.95 FEET ALSO BEING THE TRUE POINT OF BEGINNING THENCE S 53 DEGREES 3117 E FOR A DISTANCE OF 16.83 FEET THENCE S



77 DEGREES 52'25" E FOR A DISTANCE OF 103.63 FEET THENCE N 25 DEGREES 44'27" W FOR A DISTANCE OF 30.08 FEET TO THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION THENCE N 87 DEGREES 21'59" W ALONG THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION FOR A DISTANCE OF 101.90 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE W.M. THENCE S 87 DEGREES 21'59" E ALONG THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION FOR A DISTANCE OF 189.85 FEET, ALSO BEING THE TRUE POINT OF BEGINNING THENCE S 25 DEGREES 44'27" E FOR A DISTANCE OF 30.08 FEET THENCE N 80 DEGREES 51'35" E FOR A DISTANCE OF 129.70 FEET TO THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION THENCE N 87 DEGREES 21'59" W ALONG THE NORTH LINE OF SAID 1/4 OF 1/4 OF SECTION FOR A DISTANCE OF 141.27 FEET TO THE TRUE POINT OF BEGINNING

EASEMENT FOR ACCESS AND UTILITIES

The grantors, Victor Benson and Linda Benson, hereby grant an easement for the access and utilities over, through and across the Burdened Property, on all of the above mentioned parcels.

This easement grants to the benefited company, Bruce Johnson Contractor LLC, the authority as may be necessary in the future to apply for permits and or approval to maintain, improve, expand, or relocate the water system within the boundaries of the easement, at the benefited' s own sole discretion. It also grants to Bruce Johnson Contractor LLC the right to sell the water system on and over the Easement Properties and transfer any easements necessary without further approval of the Grantors, Victor Benson and Linda Benson.



201311220057

Dated: November 21, 2013

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 22 2013

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

Victor L. Benson

Victor L Benson

Linda C Benson

Linda C Benson

Victor L. Benson

Victor L Benson as Trust representative

For The Robert and Mildred Benson Family Trust

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Victor L Benson and Linda C Benson are the persons who

appeared before me, and said person acknowledge

that they signed this instrument and acknowledge it to be

their free and voluntary act for the uses and purposes

Mentioned in this instrument

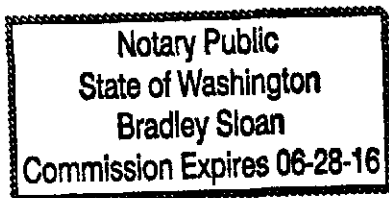
Dated November 21, 2013

[Signature]

Notary Public in and for the State of Washington

Residing at: Mount Vernon

My appointment expires: 6-28-16



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