

**After Recording Return To:**

Ash Ventures, LLC  
2205 South 19<sup>th</sup> Street  
Mount Vernon, WA 98274



201402130046

Skagit County Auditor

\$74.00

2/13/2014 Page

1 of

3 1:27PM

**EASEMENT FOR ACCESS AND UTILITIES**

**GRANTOR:** ASH VENTURES, L.L.C., a Washington limited liability company  
**GRANTEE:** ASH VENTURES, L.L.C., a Washington limited liability company

**Legal Description:**

**Abbreviated Form:** Lots 1&2, ANACO BLA-2014-0001  
Ptn NW 1/4, S24 T35N, R1E, WM

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

**Additional on Page:** 1&2

**FEB 13 2014**

**Assessor's Tax Parcel Nos:** 3772-195-005-0003; P56192  
3772-195-010-0006; P56193

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

THE UNDERSIGNED GRANTOR, ASH VENTURES, L.L.C., a Washington limited liability company, for and in consideration of obtaining access and utility service to real property owned by Grantor, hereby conveys and quitclaims to ASH VENTURES, L.L.C., a Washington limited liability company, ("Grantee") exclusive, perpetual easements for ingress, egress and utilities over, under and across the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

A strip of land consisting of the North twelve (12) feet of Lot 1, CITY OF ANACORTES BOUNDARY LINE ADJUSTMENT BLA-2014-0001 approved February 13, 2014 and recorded February 13, 2014 under Skagit County Auditor's File Number 2014 0213 0045, Records of Skagit County, Washington.

Subject to easements, encumbrances, restrictions, court actions and all matters of record.

Situate in Skagit County, Washington.

These easements are granted for the benefit of Lot 2, CITY OF ANACORTES BOUNDARY LINE ADJUSTMENT BLA-2014-0001, approved February 13, 2014 and recorded February 13, 2014 under Skagit County Auditor's File Number 201402130045, Records of Skagit County, Washington, more particularly described as follows:

The East 19.58 feet of Lot 8 and all of Lots 9 and 10, Block 195, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the South 6.65 feet of the vacated alley adjacent thereto that attaches by operation of law.

Subject to easements, encumbrances, restrictions, court actions and all matters of record.

Situate in the City of Anacortes, County of Skagit, State of Washington.

The benefits, burdens, and covenants of the easement(s) granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantor's and Grantee's property and their respective heirs, successors and assigns, and all persons possessing any of said property by, through, or under the parties hereto, or their respective heirs, successors or assigns.

This easement shall not effect a merger of the fee ownership and the easement. The fee and easement shall hereafter remain separate and distinct.

This Easement shall be construed and governed by the laws of the State of Washington.

The invalidity or unenforceability of any provision hereof shall not affect or impair any other provisions hereof.

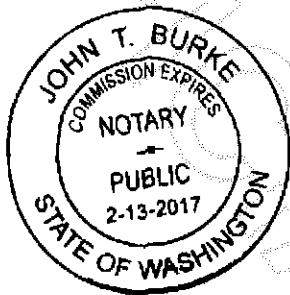
DATED this 12th day of February, 2014.

ASH VENTURES, L.L.C.

  
\_\_\_\_\_  
CHARLIE ASH, Member/Manager

State of Washington )  
 )  
County of Skagit )

I certify that I know or have satisfactory evidence that CHARLIE ASH 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 a MEMBER/MANAGER of ASH VENTURES, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 2-12-14

John T. Burke  
(Signature)

NOTARY PUBLIC

JOHN T. BURKE

Print Name of Notary

My appointment expires: 2-13-2017



201402130046