

AFTER RECORDING RETURN TO:



201403120019

Name LOWELL KNUTSON  
Address 8003 SAND POINT WAY NE  
City, State, Zip SEATTLE, WA 98115 B23

Skagit County Auditor \$96.00  
3/12/2014 Page 1 of 25 10:49AM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 12 2014

Abbrev. Leg.	Tracts A, B, C, and D, Short Plat No. 67-73, recorded under Ptn of Govt Lot 2, Sec. 25, T36N, R1E, WM	Amount Paid \$ / By <u>HB</u> Deputy Treasurer
Tax Parcel Nos.	360125-0-001-1016/ P46509; 360125-0-001-0205/ P46510; 360125-0-001-0304/ P46511; 360125-0-001-0403/ P45612; 360125-0-001-0007/ P46508	
Grantors.	Yancey Reser, Lavonne Reser, Phyllis J. Ufer, Steven Karl Ufer, and Sharon Jean Ufer, as Trustees of the Phyllis J. Ufer Trust, dated August 14, 1983; Kathryn E. Knutson; Andrew J. Harper; Elise Harper; Mathew Harper; Lowell E. Knutson; Shirley E. Knutson; Steven Karl Ufer, Sharon Jean Ufer	
Grantees.	Yancey Reser, Lavonne Reser, Phyllis J. Ufer, Steven Karl Ufer, and Sharon Jean Ufer, as Trustees of the Phyllis J. Ufer Trust, dated August 14, 1983; Kathryn E. Knutson; Andrew J. Harper; Elise Harper; Mathew Harper; Lowell E. Knutson; Shirley E. Knutson; Steven Karl Ufer; Sharon Jean Ufer	

### DECLARATION OF EASEMENTS FOR WELLS, WATER LINES AND WELL PROTECTION ZONES

This declaration of easements for wells, water lines and well protection zones is made this \_\_\_\_ day of \_\_\_\_\_, 2002, by Yancey Reser and Lavonne Reser, husband and wife; Phyllis J. Ufer, Steven Karl Ufer, and Sharon Jean Ufer, as Trustees of the Phyllis J. Ufer Trust, dated August 14, 1983; Andrew J. Harper and Kathryn E. Knutson, husband and wife, Elise Harper, a single person, and Mathew Harper, a single person; and Lowell E. Knutson and Shirley E. Knutson, husband and wife, Yancey Reser and Lavonne Reser, husband and wife, and Steven Karl Ufer, a married man as his separate estate, and Sharon Jean Ufer, a single person.

#### RECITALS

Yancey Reser and Lavonne Reser, husband and wife, are owners of property located in Skagit County, Washington, and more fully described on EXHIBIT I, attached hereto and incorporated by this reference, which is hereafter referred to as "Tract A."

Phyllis J. Ufer, Steven Karl Ufer, and Sharon Jean Ufer, Trustees of the Phyllis J. Ufer Trust, dated August 14, 1983, are owners of property located in Skagit County, Washington, and more fully described on EXHIBIT II, attached hereto and incorporated

by this reference, which is hereafter referred to as "Tract B."

Yancey Reser and Lavonne Reser, are owners of property located in Skagit County, Washington, and more fully described on EXHIBIT III, attached hereto and incorporated by this reference, which is hereafter referred to as "Tract C."

Andrew J. Harper and Kathryn E. Knutson, husband and wife, Elise Harper, a single person, and Mathew Harper, a single person, are owners of property located in Skagit County, Washington, and more fully described on EXHIBIT IV, attached hereto and incorporated by this reference, which is hereafter referred to as "Tract D."

Lowell E. Knutson and Shirley E. Knutson, husband and wife, Yancey Reser and Lavonne Reser, husband and wife, and Steven Karl Ufer, as his separate estate, and Sharon Jean Ufer, single person, are owners of property located in Skagit County, Washington, and more fully described on EXHIBIT V, attached hereto and incorporated by this reference, which is hereafter referred to as "Parcel E."

There are two existing wells and one proposed well on Parcel E which provide, or are intended to provide domestic water supply for Tracts A, B, C, and D.

The parties to this instrument intend to create easements for well sites, well protection zones and water lines in and through Parcel E, Tract C and Tract D for the benefit of Tracts A, B, C, and D.

The existing and proposed well sites, well protection zones and easements for wells and water lines are illustrated on EXHIBIT VI, which is attached hereto and incorporated by this reference.

Descriptions of the easements for well sites, water lines, and well protection zones are set forth on EXHIBITS VII, VIII, IX, X, XI, and XII, which are attached hereto and incorporated by this reference.

## EASEMENTS

THEREFORE, THE GRANTORS, Andrew J. Harper and Kathryn Harper, husband and wife, Elise Harper, a single person and Mathew Harper, single person; and Lowell E. Knutson and Shirley E. Knutson, husband and wife, Yancey Reser and Lavonne Reser, husband and wife, and Steven Karl Ufer, a married man as his separate estate, and Sharon Jean Ufer, a single woman, hereafter referred to as "the Grantors" for the purpose of creating easements for well sites, water lines and well protection zones in and through Parcel E, Tract C and Tract D for the benefit of Tracts A, B, C, and D, and for no monetary consideration, hereby declare, grant and convey to the present and future owners of Tracts A, B, C, D, and E, as described on EXHIBITS I, II, III, IV, and V, attached hereto, the following easements:

1. An easement for well and water line for the benefit of Tracts A and B, as Knutsonetal. Welleasement



described on EXHIBIT VII, attached hereto (referred to as the west well and water line in the exhibit). The present and future owners of Tracts A and B shall have the right, within the described easement area, to install, maintain, repair and replace a well, pump, water lines and any other equipment and facilities reasonably necessary to convey water from the well to their properties.

2. An easement for well protection zone for the benefit of Tracts A and B as described on EXHIBIT VIII, attached hereto (referred to as the west well protection zone in the exhibit). The present and future owners of Parcel E shall not construct or maintain any sources of contamination within the well protection zone. Sources of contamination shall include, but not be limited to the following: septic tanks or drainfields, underground storage tanks, sewer lines, vehicles, structures where toxic materials are stored, enclosures for livestock, and garbage of any kind.

3. An easement for well and water line for the benefit of Tract C, as described on EXHIBIT IX, attached hereto (referred to as the north well and water line in the exhibit). The present and future owners of Tract C shall have the right, within the described easement area, to install, maintain, repair and replace a well, pump, water lines and any other equipment and facilities reasonably necessary to convey water from the well to their property.

4. An easement for well protection zone for the benefit of Tract C as described on EXHIBIT X, attached hereto (referred to as the north well protection zone in the exhibit). The present and future owners of Parcel E shall not construct or maintain any sources of contamination within the well protection zone. Sources of contamination shall include, but not be limited to the following: septic tanks or drainfields, underground storage tanks, sewer lines, vehicles, structures where toxic materials are stored, enclosures for livestock, and garbage of any kind.

5. An easement for well and water line for the benefit of Tract D, as described on EXHIBIT XI, attached hereto (referred to as the south well and water line in the exhibit). The present and future owners of Tract D shall have the right, within the described easement area, to install, maintain, repair and replace a well, pump, water lines and any other equipment and facilities reasonably necessary to convey water from the well to their property.

6. An easement for well protection zone for the benefit of Tract D as described on EXHIBIT XII, attached hereto (referred to as the south well protection zone in the exhibit). The present and future owners of Parcel E shall not construct or maintain any sources of contamination within the well protection zone. Sources of contamination shall include, but not be limited to the following: septic tanks or drainfields, underground storage tanks, sewer lines, vehicles, structures where toxic materials are stored, enclosures for livestock, and garbage of any kind.



## **MAINTENANCE AGREEMENT**

Repair and maintenance of the well site and any pipelines serving Tracts A and B, including pumps and other facilities and equipment necessary for providing water to Tracts A and B, shall be the responsibility of the owners of said Tracts A and B. In the event of repair or replacement of any water line serving Tracts A and B, following such repair or replacement, the surface of the land shall be repaired and returned to the condition it was in prior to the water line repair or replacement. The costs of any such maintenance, repair or replacement shall be shared equally by the owners of Tracts A and B.

Repair and maintenance of the well site and any pipelines serving Tract D, including pumps and other facilities and equipment necessary for providing water to Tract D, shall be the responsibility of the owners of said Tract D. In the event of repair or replacement of any water line serving Tract D, following such repair or replacement, the surface of the land shall be repaired and returned to the condition it was in prior to the water line repair or replacement.

Repair and maintenance of the well site and any pipelines serving Tract C, including pumps and other facilities and equipment necessary for providing water to Tract C, shall be the responsibility of the owners of said Tract C. In the event of repair or replacement of any water line serving Tract C, following such repair or replacement, the surface of the land shall be repaired and returned to the condition it was in prior to the water line repair or replacement.

## **COUNTERPARTS**

This agreement may be executed in any number of original counterparts, with same effect as if all parties had signed the same document.

## **COVENANTS TO RUN WITH THE LAND**

The easements and covenants contained herein shall run with lands described herein and shall extend to and be binding on the heirs, successors, and assigns of the owners of said lands.

**IN WITNESS WHEREOF**, the undersigned owners have executed this document the day and date first above written.

Signatures and Notary Acknowledgments are on following pages 5 through 12.



Phyllis J. Ufer, Steven Karl Ufer, and Sharon Jean Ufer, as Trustees of the Phyllis J. Ufer Trust, dated August 14, 1983  
Owners of Tract B

Phyllis J. Ufer  
Phyllis J. Ufer, as Trustee

Steven Karl Ufer  
Steven Karl Ufer, as Trustee

Sharon J. Ufer  
Sharon Jean Ufer, as Trustee

STATE OF WASHINGTON )  
COUNTY OF Pierce ) ss.

I certify that I know or have satisfactory evidence that Phyllis J. Ufer is the person who appeared before me, and said person acknowledged that HE/SHE signed this instrument, on oath stated that HE/SHE was authorized to execute the instrument and acknowledged it as Trustee of the Phyllis J. Ufer Trust, dated August 14, 1983 of such party for the uses and purposes mentioned in the instrument.

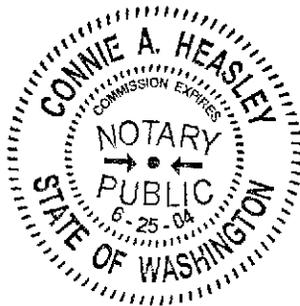
Witness my hand and official seal hereto affixed this 2 day of October, 2002.

Connie A Heasley

Typed/Printed Notary Name Connie A Heasley

Notary Public in and for the State of Washington, residing at Tacoma

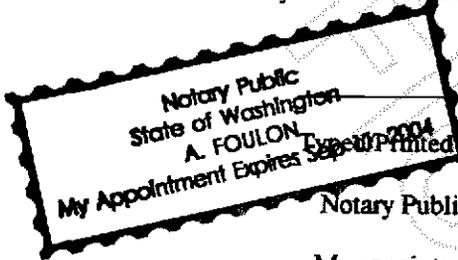
My appointment expires 06-25-04



STATE OF WASHINGTON )  
 )  
COUNTY OF Pierce ) ss.

I certify that I know or have satisfactory evidence that Steven Karl Ufer is the person who appeared before me, and said person acknowledged that HE/SHE signed this instrument, on oath stated that HE/SHE was authorized to execute the instrument and acknowledged it as Trustee of the Phyllis J. Ufer Trust, dated August 14, 1983 of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 24<sup>th</sup> day of SEPTEMBER, 2002.



[Signature]  
Notary Name ADAM Foulon

Notary Public in and for the State of Washington, residing at Thurston Co.

My appointment expires 9/11/2004

STATE OF WASHINGTON )  
 )  
COUNTY OF Pierce ) ss.

I certify that I know or have satisfactory evidence that Sharon Jean Ufer is the person who appeared before me, and said person acknowledged that HE/SHE signed this instrument, on oath stated that HE/SHE was authorized to execute the instrument and acknowledged it as Trustee of the Phyllis J. Ufer Trust, dated August 14, 1983 of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 1<sup>st</sup> day of October, 2002.



[Signature]  
Typed/Printed Notary Name D.D. Storm Reyes

Notary Public in and for the State of Washington, residing at Pierce County

My appointment expires 8-27-03



Andrew J. Harper and Kathryn E. Knutson, husband and wife, Elise Harper, a single person, and Mathew Harper, a single person  
Owners of Tract D

Andrew J. Harper  
Andrew J. Harper

Elise Harper  
Elise Harper

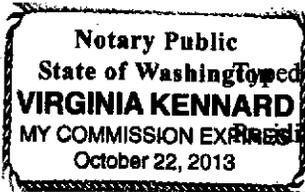
Kathryn E. Knutson  
Kathryn E. Knutson

Matthew Harper  
Matthew Harper

STATE OF WASHINGTON )  
 )  
COUNTY OF Snohomish ) ss

I certify that I know or have satisfactory evidence that Kathryn E. Knutson is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 6-13, 2014

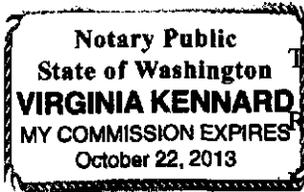


Virginia Kennard  
Typed/printed notary name Virginia Kennard  
Residing at Bank of America  
My appointment expires 10-22-2013

STATE OF WASHINGTON )  
 )  
COUNTY OF Snohomish ) ss

I certify that I know or have satisfactory evidence that Andrew J. Harper is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 6-13, 2014



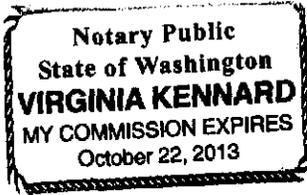
Virginia Kennard  
Typed/printed notary name Virginia Kennard  
Residing at Bank of America  
My appointment expires 10-22-2013



STATE OF WASHINGTON )  
 ) ss  
COUNTY OF Snohomish )

I certify that I know or have satisfactory evidence that Elise Harper is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 6-13, 2011



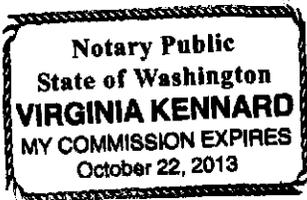
Virginia Kennard  
Typed/printed notary name Virginia Kennard  
Residing at Bank of America  
My appointment expires 10-22-2013



STATE OF WASHINGTON )  
 ) ss  
COUNTY OF Snohomish )

I certify that I know or have satisfactory evidence that Matthew Harper is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 6-13, 2012



Virginia Kennard  
Typed/printed notary name Virginia Kennard  
Residing at Bank of America  
My appointment expires 10-22-2013



Lowell E. Knutson and Shirley E. Knutson, husband and wife; and Steven Karl Ufer, a single man as his separate estate, and Sharon Jean Ufer, a single person. Owners of Parcel E (together with Yancey and Lavonne Reser)

Lowell E. Knutson  
Lowell E. Knutson

Shirley E. Knutson  
Shirley E. Knutson

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Lowell E. Knutson and Shirley E. Knutson is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument

Dated JUNE 7, <sup>MM</sup>~~2002~~ 2011

Notary Public  
State of Washington  
MICHAEL M MELAND  
My Appointment Expires Aug 10, 2013

Michael M. Meland  
Typed/printed notary name MICHAEL M. MELAND  
Residing at SEATTLE, WA  
My appointment expires 08/10/2013

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that Steven Karl Ufer is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated \_\_\_\_\_, 2002

Typed/printed notary name \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_



Lowell E. Knutson and Shirley E. Knutson, husband and wife; and Steven Karl Ufer, a single man as his separate estate, and Sharon Jean Ufer, a single person.  
Owners of Parcel E (together with Yancey and Lavonne Reser)

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that Lowell E. Knutson and Shirley E. Knutson is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated \_\_\_\_\_, 2002

\_\_\_\_\_  
Typed/printed notary name

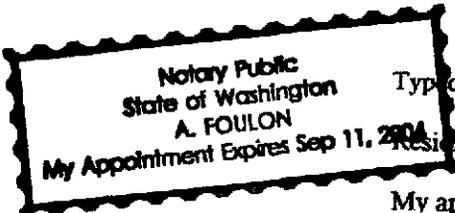
\_\_\_\_\_  
Residing at

\_\_\_\_\_  
My appointment expires

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF Pierce )

I certify that I know or have satisfactory evidence that Steven Karl Ufer is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated SEPTEMBER 24, 2002



[Signature]  
Typed/printed notary name Adam Foulon

\_\_\_\_\_  
Residing at Thurston Co.

\_\_\_\_\_  
My appointment expires 9/11/2004



STATE OF WASHINGTON )  
COUNTY OF Yonke ) ss  
)

I certify that I know or have satisfactory evidence that Sharon Jean Ufer is/~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that he/~~she/they~~ signed this instrument and acknowledged it to be his/~~her/their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated October 1, 2002



D.D. Storm Reyes  
Typed/printed notary name D.D. Storm Reyes  
Residing at Yonke County  
My appointment expires 8-27-03





**EXHIBIT I**  
**Tract A**

TRACT "A" - Skagit County Short Plat No. 65-73

A portion of Government Lot 2, Section 25, Township 36 North, Range 1 East, W.M., being more particularly described as follows:

Beginning at the northwest corner of Lot 4 of the Plat of Florence V. Lewis, North Guemes Tracts, as per plat recorded in Volume 4 of Plats at page 41, records of Skagit County, Washington; (bearings are oriented to said plat) thence North 22° 17' West along the easterly line of the county road, a distance of 80.00 feet; thence North 67° 55' East a distance of 170 feet, more or less, to the line of ordinary high tide; thence southeasterly along said high tide line a distance of 105 feet, more or less, to the northeast corner of said Lot 4 of Florence V. Lewis, North Guemes Tracts; thence South 76° 38' 10" West along the north line of said Lot 4, a distance of 158.48 feet to the point of beginning.



**EXHIBIT II**  
**Tract B**

TRACT B, Skagit County Short Plat No. 65-73:

A portion of Government Lot 2, Section 25, Township 36 North, Range 1 East, W.M., being more particularly described as follows:

13A  
Commencing at the northwest corner of Lot 4 of the Plat of Florence V. Lewis, North Guemes Tracts, as per plat recorded in Volume 4 of Plats at page 41, records of Skagit County, Washington; thence North 22°17' West along the easterly line of the county road (Bearings of this description are oriented to said plat) a distance of 80.00 feet to the TRUE POINT OF BEGINNING; thence North 22°17' West a distance of 126.10 feet; thence North 62°26' East a distance of 160.00 feet, more or less, to the line of ordinary high tide; thence Southeasterly along said line of ordinary high tide to the intersection of a line bearing North 67°55' East from the TRUE POINT OF BEGINNING; thence South 67°55' West to the TRUE POINT OF BEGINNING.



**EXHIBIT III**  
**Tract C**

TRACT "C" - Skagit County Short Plat No. 65-73

A portion of Government Lot 2, Section 25, Township 36 North, Range 1 East, W.M., being more particularly described as follows:

Commencing at the northwest corner of Lot 5 of the Plat of Florence V. Lewis, North Guemes Tracts as per plat recorded in Volume 4 of Plats at page 41, records of Skagit County, Washington; thence North 13° 21' 50" West (bearings of this description are oriented to said plat) a distance of 109.50 feet to the TRUE POINT OF BEGINNING; thence continue North 13° 21' 50" West a distance of 109.50 feet; thence North 76° 38' 10" East a distance of 140.63 feet to the West boundary of the county road; thence South 22° 17' East along said road boundary a distance of 110.84 feet to a point bearing North 76° 38' 10" East from the TRUE POINT OF BEGINNING; thence South 76° 38' 10" West a distance of 157.81 feet to the TRUE POINT OF BEGINNING,



**EXHIBIT IV**  
**Tract D**

TRACT "D" of Short Plat 65-73 more particularly described as  
A portion of Government Lot 2, Section 25, Township 36 North,  
Range 1 East, W.M., being more particularly described as  
follows:

Beginning at the northwest corner of Lot 5 of the Plat  
of Florence V. Lewis, North Guemes Tracts, as per plat  
recorded in Volume 4 of Plats at page 41, records of  
Skagit County, Washington; (bearings are oriented to  
said plat) thence North 13° 21' 50" West a distance of  
109.50 feet; thence North 76° 38' 10" East a distance  
of 157.81 feet to the west boundary of the county road;  
thence South 22° 17' East a distance of 110.84 feet to  
the Northeast corner of said Lot 5; thence South 76°  
38' 10" East a distance of 175.00 feet to the point of  
beginning;



**EXHIBIT V  
Parcel E**

Government Lot 2, Section 25, Township 36 North, Range 1 E.W.M.,

>  
)  
EXCEPT that portion thereof lying within the plat of Florence V. Lewis North Guemes Tracts, according to plat thereof recorded in Volume 4 of Plats, page 41, records of Skagit County, Washington;

AND EXCEPT that portion conveyed to Skagit County for road purposes by deed dated April 26, 1926, recorded April 15, 1955, under Auditor's File No. 516347, records of Skagit County, Washington;

SKA

AND EXCEPT the north 187 feet of the south 207 feet of the west 414 feet thereof;

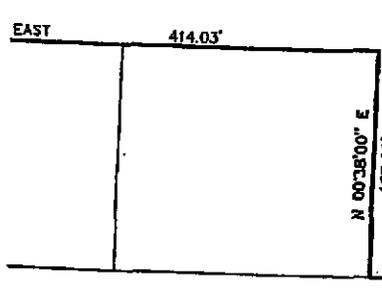
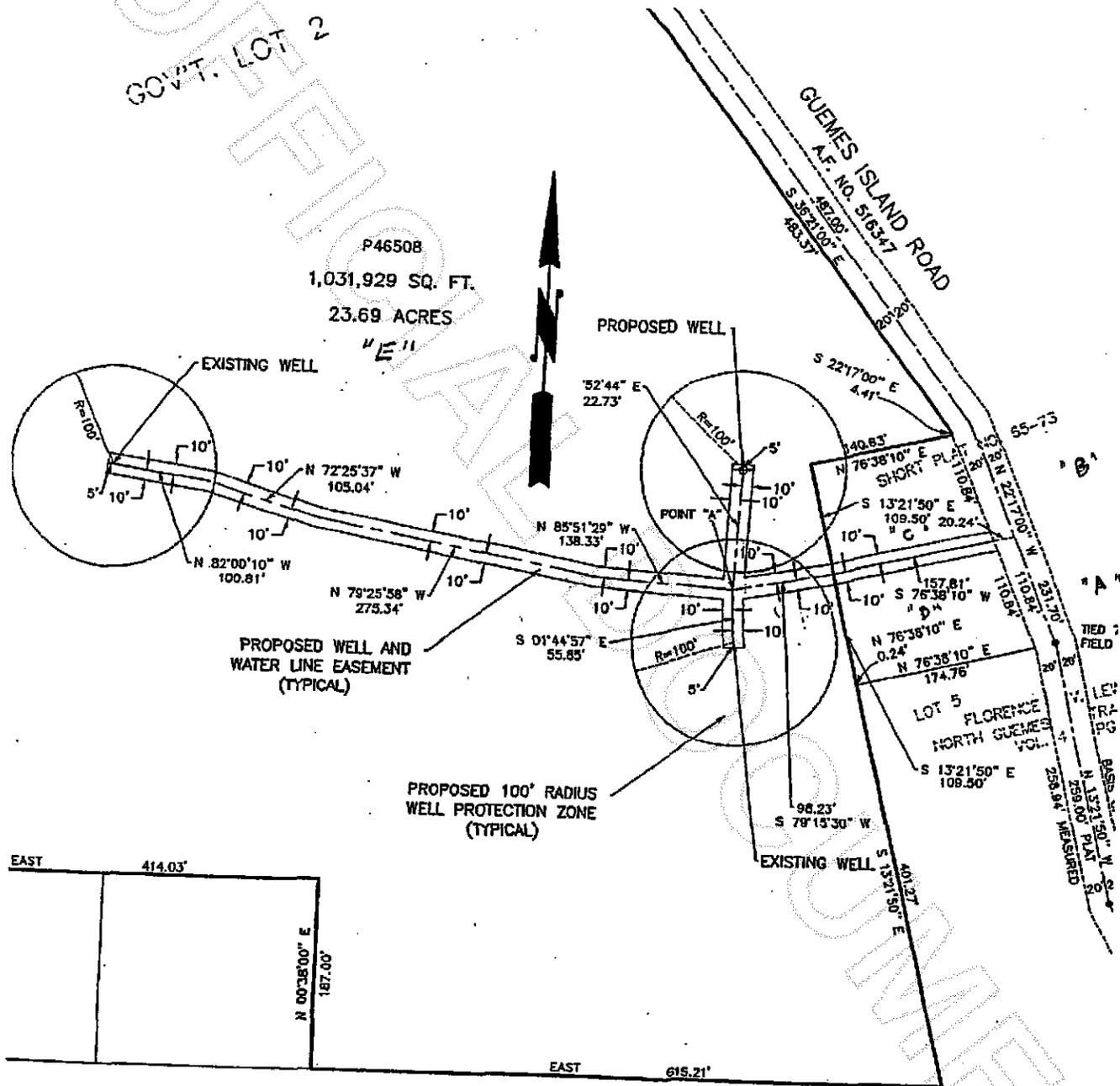
AND EXCEPT that portion thereof lying easterly of the county road and northerly of the following described line:  
Beginning at a point on the easterly line of the county road which is north 22°29' west 206.1 feet from the northwest corner of Tract 4 of Florence B. Lewis North Guemes Tracts, according to the plat thereof recorded in Volume 4 of Plats, page 41, records of Skagit County, Washington; thence north 62°26' east to the meander line of said Government Lot 2, the terminal point of said line;

By

AND EXCEPT that portion thereof lying within the Short Plat No. 65-73, approved August 27, 1974, recorded September 5, 1974, under Auditor's File No. 806786, records of Skagit County, Washington.



**EXHIBIT VI**  
**Illustration of Easement and Well Protection Areas**



**EXHIBIT VII**  
**Well and Water Line Easement for Tracts A and B**

**Easement for Well and Water Line - West**

That portion of Government Lot 2 of Section 25, Township 36 North, Range 1 East, W.M., described as follows:

A strip of land 20 feet in width, being 10 feet on each side of the following described center line:

Commencing at an iron pipe at the intersection of the centerline of Guemes Island Road with the North line of the plat of "Florence V. Lewis North Guemes Tracts", according to the plat thereof recorded in Volume 4 of Plats, at page 41, in the Auditor's office of Skagit County, Washington, as said point is shown on that certain Record of Survey map recorded in Book 21 of Surveys at page 1, under Auditor's File No. 9808210094, records of said County and State; **thence North 22°17'00" West**, along the center line of Guemes Island Road, 110.84 feet to its intersection with the Easterly extension of the line common to Tracts C and D, Skagit County Short Plat No. 65-73, as recorded under Auditor's File No. 806768, records of said County and State; **thence South 76°38'10" West** along said Easterly extension, 20.24 feet to the most Easterly corner of said Tracts C and D, said point lying on the Westerly right-of-way margin of Guemes Island Road, said point being the TRUE POINT OF BEGINNING of said described center line; **thence South 76°38'10" West**, along the line common to said Tracts C and D, 157.81 feet to the most Westerly corner of said Tracts C and D; **thence South 79°15'30" West**, 98.23 feet; **thence North 85°51'29" West**, 138.33 feet; **thence North 79°25'58" West**, 275.34 feet; **thence North 72°25'37" West**, 105.04 feet; **thence North 82°00'10" West**, 100.81 feet to the Westerly end of said 20 foot strip of land; SUBJECT TO other public or private easements, covenants, restrictions, or other encumbrances of record.



**EXHIBIT VIII**  
**Well Protection Zone for Tracts A and B**

**Easement for Well Protection Zone - West**

That portion of Government Lot 2 of Section 25, Township 36 North, Range 1 East, W.M., described as follows:

A circular parcel of land, encompassing all that portion of said Government Lot 2 lying within 100 feet of the following described center point:  
Commencing at an iron pipe at the intersection of the centerline of Guemes Island Road with the North line of the plat of "Florence V. Lewis North Guemes Tracts", according to the plat thereof recorded in Volume 4 of Plats, at page 41, in the Auditor's office of Skagit County, Washington, as said point is shown on that certain Record of Survey map recorded in Book 21 of Surveys at page 1, under Auditor's File No: 9808210094, records of said County and State; **thence North 22°17'00" West**, along the center line of Guemes Island Road, 110.84 feet to its intersection with the Easterly extension of the line common to Tracts C and D, Skagit County Short Plat No. 65-73, as recorded under Auditor's File No. 806768, records of said County and State; **thence South 76°38'10" West** along said Easterly extension, 20.24 feet to the most Easterly corner of said Tracts C and D, said point lying on the Westerly right-of-way margin of Guemes Island Road; **thence South 76°38'10" West**, along the line common to said Tracts C and D, 157.81 feet to the most Westerly corner of said Tracts C and D; **thence South 79°15'30" West**, 98.23 feet to a point hereinafter referred to as Point "A"; **thence North 85°51'29" West**, 138.33 feet; **thence North 79°25'58" West**, 275.34 feet; **thence North 72°25'37" West**, 105.04 feet; **thence North 82°00'10" West**, 95.81 feet to the center point of the most Westerly circular parcel;  
SUBJECT TO other public or private easements, covenants, restrictions, or other encumbrances of record.



**EXHIBIT IX**  
**Well and Water Line Easement for Tract C**

**Easement for Well and Water Line - South**

That portion of Government Lot 2 of Section 25, Township 36 North, Range 1 East, W.M., described as follows:

A strip of land 20 feet in width, being 10 feet on each side of the following described center line:

Commencing at an iron pipe at the intersection of the centerline of Guemes Island Road with the North line of the plat of "Florence V. Lewis North Guemes Tracts", according to the plat thereof recorded in Volume 4 of Plats, at page 41, in the Auditor's office of Skagit County, Washington, as said point is shown on that certain Record of Survey map recorded in Book 21 of Surveys at page 1, under Auditor's File No. 9808210094, records of said County and State; **thence** North 22°17'00" West, along the center line of Guemes Island Road, 110.84 feet to its intersection with the Easterly extension of the line common to Tracts C and D, Skagit County Short Plat No. 65-73, as recorded under Auditor's File No. 806768, records of said County and State; **thence** South 76°38'10" West along said Easterly extension, 20.24 feet to the most Easterly corner of said Tracts C and D, said point lying on the Westerly right-of-way margin of Guemes Island Road, said point being the TRUE POINT OF BEGINNING of said described center line; **thence** South 76°38'10" West, along the line common to said Tracts C and D, 157.81 feet to the most Westerly corner of said Tracts C and D; **thence** South 79°15'30" West, 98.23 feet; **thence** South 01°44'57" East, 55.85 feet to the Southerly end of said 20 foot strip of land;

SUBJECT TO other public or private easements, covenants, restrictions, or other encumbrances of record.



**EXHIBIT X**  
**Well Protection Zone for Tract C**

**Easement for Well Protection Zone - South**

That portion of Government Lot 2 of Section 25, Township 36 North, Range 1 East, W.M., described as follows:

A circular parcel of land, encompassing all that portion of said Government Lot 2 lying within 100 feet of the following described center point:

Commencing at an iron pipe at the intersection of the centerline of Guemes Island Road with the North line of the plat of "Florence V. Lewis North Guemes Tracts", according to the plat thereof recorded in Volume 4 of Plats, at page 41, in the Auditor's office of Skagit County, Washington, as said point is shown on that certain Record of Survey map recorded in Book 21 of Surveys at page 1, under Auditor's File No. 9808210094, records of said County and State; **thence** North 22°17'00" West, along the center line of Guemes Island Road, 110.84 feet to its intersection with the Easterly extension of the line common to Tracts C and D, Skagit County Short Plat No. 65-73, as recorded under Auditor's File No. 806768, records of said County and State; **thence** South 76°38'10" West along said Easterly extension, 20.24 feet to the most Easterly corner of said Tracts C and D, said point lying on the Westerly right-of-way margin of Guemes Island Road; **thence** South 76°38'10" West, along the line common to said Tracts C and D, 157.81 feet to the most Westerly corner of said Tracts C and D; **thence** South 79°15'30" West, 98.23 feet; **thence** South 01°44'57" East, 50.85 feet to the center point of the most Southerly circular parcel;

SUBJECT TO other public or private easements, covenants, restrictions, or other encumbrances of record.

  
R. R. HARDY



**EXHIBIT XI**  
**Well and Water Line Easement for Tract D**

**Easement for Well and Water Line - North**

That portion of Government Lot 2 of Section 25, Township 36 North, Range 1 East, W.M., described as follows:

A strip of land 20 feet in width, being 10 feet on each side of the following described center line:

Commencing at an iron pipe at the intersection of the centerline of Guemes Island Road with the North line of the plat of "Florence V. Lewis North Guemes Tracts", according to the plat thereof recorded in Volume 4 of Plats, at page 41, in the Auditor's office of Skagit County, Washington, as said point is shown on that certain Record of Survey map recorded in Book 21 of Surveys at page 1, under Auditor's File No. 9808210094, records of said County and State; **thence** North 22°17'00" West, along the center line of Guemes Island Road, 110.84 feet to its intersection with the Easterly extension of the line common to Tracts C and D, Skagit County Short Plat No. 65-73, as recorded under Auditor's File No. 806768, records of said County and State; **thence** South 76°38'10" West along said Easterly extension, 20.24 feet to the most Easterly corner of said Tracts C and D, said point lying on the Westerly right-of-way margin of Guemes Island Road, said point being the TRUE POINT OF BEGINNING of said described center line; **thence** South 76°38'10" West, along the line common to said Tracts C and D, 157.81 feet to the most Westerly corner of said Tracts C and D; **thence** South 79°15'30" West, 98.23 feet; **thence** North 02°52'44" East, 122.73 feet to the Northerly end of said 20 foot strip of land;

SUBJECT TO other public or private easements, covenants, restrictions, or other encumbrances of record.



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**EXHIBIT XII**  
**Well Protection Zone for Tract D**

**Easement for Well Protection Zone - North**

That portion of Government Lot 2 of Section 25, Township 36 North, Range 1 East, W.M., described as follows:

A circular parcel of land, encompassing all that portion of said Government Lot 2 lying within 100 feet of the following described center point:

Commencing at an iron pipe at the intersection of the centerline of Guemes Island Road with the North line of the plat of "Florence V. Lewis North Guemes Tracts", according to the plat thereof recorded in Volume 4 of Plats, at page 41, in the Auditor's office of Skagit County, Washington, as said point is shown on that certain Record of Survey map recorded in Book 21 of Surveys at page 1, under Auditor's File No. 9808210094, records of said County and State; **thence** North 22°17'00" West, along the center line of Guemes Island Road, 110.84 feet to its intersection with the Easterly extension of the line common to Tracts C and D, Skagit County Short Plat No. 65-73, as recorded under Auditor's File No. 806768, records of said County and State; **thence** South 76°38'10" West along said Easterly extension, 20.24 feet to the most Easterly corner of said Tracts C and D, said point lying on the Westerly right-of-way margin of Guemes Island Road; **thence** South 76°38'10" West, along the line common to said Tracts C and D, 157.81 feet to the most Westerly corner of said Tracts C and D; **thence** South 79°15'30" West, 98.23 feet; **thence** North 02°52'44" East, 117.73 feet to the center point of the most Northerly circular parcel;

SUBJECT TO other public or private easements, covenants, restrictions, or other encumbrances of record.

  
R. HAN

