

After recording return to:

Christopher Sahlin
1801 Roeder Ave. suite 156
Bellingham, WA.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

easement
APR 09 2014

Amount Paid \$ ✓
Skagit Co. Treasurer
By *man* Deputy



201404090044

Skagit County Auditor

\$75.00

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Parcel Numbers: P 20360/ P 130447/ P 130448 / P 20357

ACCESS AND RECREATIONAL USE EASEMENT

Grantors: **WESTVIEW WATERFRONT LLC.** a Washington Limited Liability company

Grantees: **WESTVIEW WATERFRONT LLC,** a Washington Limited Liability company, Their Successors and Assigns.

SNEE-OOSH BEACH, ACCESS AND USE

A Common Beach Access Easement being 15 feet wide, over a portion of Lot #2 of Snee-oosh Short Plat No. 201012150048 and a portion of Govt. Lot #1 of Section 16 TWP 34N R2e W. M. Said easement being 7.5 feet of each side of the following described line:

Commencing at the Southeast Corner of Section 16, Township 34N, Range 2E, and W.M. Thence North 02° 02' 03" West along the east line of said Section 16, 1320.35 feet to the southwest corner of Lot #2 of Snee-oosh Short Plat filed under AF# 201012150048 records of the Skagit County Auditor, Thence North 89° 57' 13" East, 22.22 ft to the west line of the Snee-oosh Road Right-of-way, thence northerly along a curve to the right having a radius of 1994.43 feet and a center point which bears South 74° 49' 39" east an arc length of 325.78 feet through a central angle of 9° 21' 32", thence North 28° 36' 03" east 98.98 feet to the True Point of Beginning, thence leaving said Snee-oosh Road Right-of-way, South 89° 31' 41" West 490 feet more or less to an abandoned logging road, thence northwesterly and southwesterly along said road to the shore line.

Together with an easement for common recreational use and enjoyment only over the west 50 feet of Government lot #1 of section 16, TWP 34N, R2E, W.M. measured 50 feet at right angles from the Ordinary High Water Line.

Access and use of the common beach and trail shall be limited to four user/owners of a portion of Snee-oosh Short Plat AF# 201012150048

1. The owner of Lot #A-1 of Snee-oosh Short Plat, as Adjusted by B L A
2. The owner of Lot #A-2 aka the northerly portion of Lot #2 of Snee-oosh Short Plat.
3. The owner of Lot #A-3 aka the southerly portion of Lot #2 of Snee-oosh Short Plat
4. The owner of Lot #3 of Snee-oosh Short Plat, filed under AF #201012150048

Covenants and Restrictions

Purpose:

This easement is for common access and recreational use of the beach area only. Use of said beach is specifically for the use by the owners of the parcels listed above, their immediate families "and or" friends when accompanied by the owner or an immediate family member.

COSTS;

Any costs of improvements or maintenance shall be borne equally by the four member/owners. Up on sale of the four parcels listed as members by the developer, the terms of this easement may be modified by a majority of the lot owners.

SUCCESSORS AND ASSIGNS

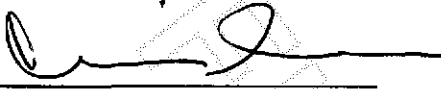
This access and recreational use agreement shall be perpetual in existence and shall be considered and construed as a covenant running with the land benefiting and burdening the



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property described herein and shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

Dated: This 6th Day of Feb 2014



Christopher Sahlin

Managing Partner

Title

WESTVIEW WATERFRONT LLC a Washington Limited Liability Company



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\$75.00

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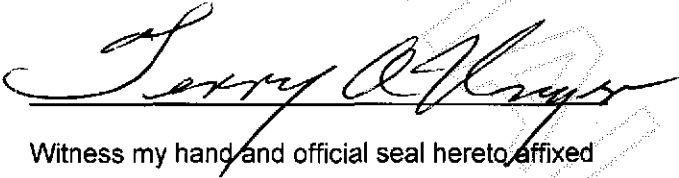
ACKNOWLEDGEMENTS

STATE OF WASHINGTON)

(SS

COUNTY OF WHATCOM)

On this 6th day of February, 2014 before me, the undersigned, a Notary Public in and for all the State of Washington, duly commissioned and sworn, personally appeared Christopher Sahlin to me known to be the managing partner of Westview Waterfront LLC, a Washington limited liability Company, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned and on oath stated that he was authorized to execute the said instrument ..

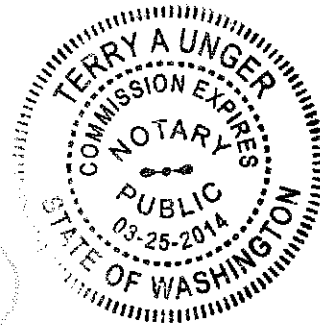


Witness my hand and official seal hereto affixed

the day and year first above mentioned.

Notary Public in and for the State of Washington.

Residing at Bellingham



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