

FILED AT THE REQUEST OF / RETURN TO:

Landed Gentry Realty  
504 E Fairhaven Ave.  
Burlington, WA 98233



201408060046

Skagit County Auditor

\$75.00

8/6/2014 Page

1 of

4 3:51PM

Grantor's Parcel Numbers: (P126412, 4935-000-019-0000); (P126413, 4935-000-020-0000);  
(P126414, 4935-000-021-0000)

## CORRECTED EASEMENT DEED

THE GRANTOR, Landed Gentry Custom Home Group, a Washington Limited Liability Company

for and in consideration of Establishment of Easement

conveys and quit claims to Landed Gentry Custom Home Group, a Washington Limited Liability Company

an EXCLUSIVE easement over, across and under following described real estate situated in Skagit County, State of Washington, together with all after acquired title of the grantor therein, FOR the benefit of said lots 19, 20, 21 and such other property as the grantee ONLY may wish to add in the future.

ATTACHED AS EXHIBIT "A"

To correct faulty legal description on Exhibit "A" of Easement Deed recorded 2/21/2014 under AF# 201402210089

Abbreviated Legal: Lots 19, 20 & 21 "PLAT OF MONTREAU, PHASE 1"

EXECUTED this 5<sup>th</sup> day of August, 2014.

GRANTOR

Landed Gentry Custom Home Group, LLC

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 06 2014

Amount Paid \$  
By Mh Skagit Co. Treasurer Deputy

Kendra Decker  
Kendra Decker, Manager


STATE OF Washington

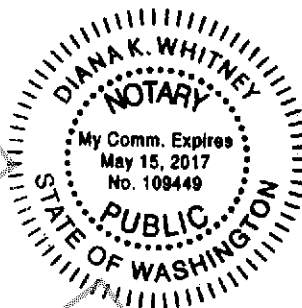
ss.

COUNTY OF SKAGIT

On this 5th day of August, 2014, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared KENDRA DECKER, to me known to be the INDIVIDUAL, described in and who executed the foregoing instrument as MANAGER of LANDED GENTRY CUSTOM HOME GROUP, LLC and acknowledged to me on oath stated that she is authorized to execute the instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the date first written above.

  
Notary Public in and for the State of Washington  
My appointment expires: 15 MAY 2017



**EXHIBIT "A"**  
**LANDED GENTRY CUSTOM HOME GROUP LLC**  
**EASEMENT DEED**

- Lot 21, "PLAT OF MONTREAUX, PHASE 1"; (P126414, 4935-000-021-0000)
- Lot 20, "PLAT OF MONTREAUX, PHASE 1"; (P126413, 4935-000-020-0000)
- Lot 19, "PLAT OF MONTREAUX, PHASE 1"; (P126412, 4935-000-019-0000)

**Legal Description-**

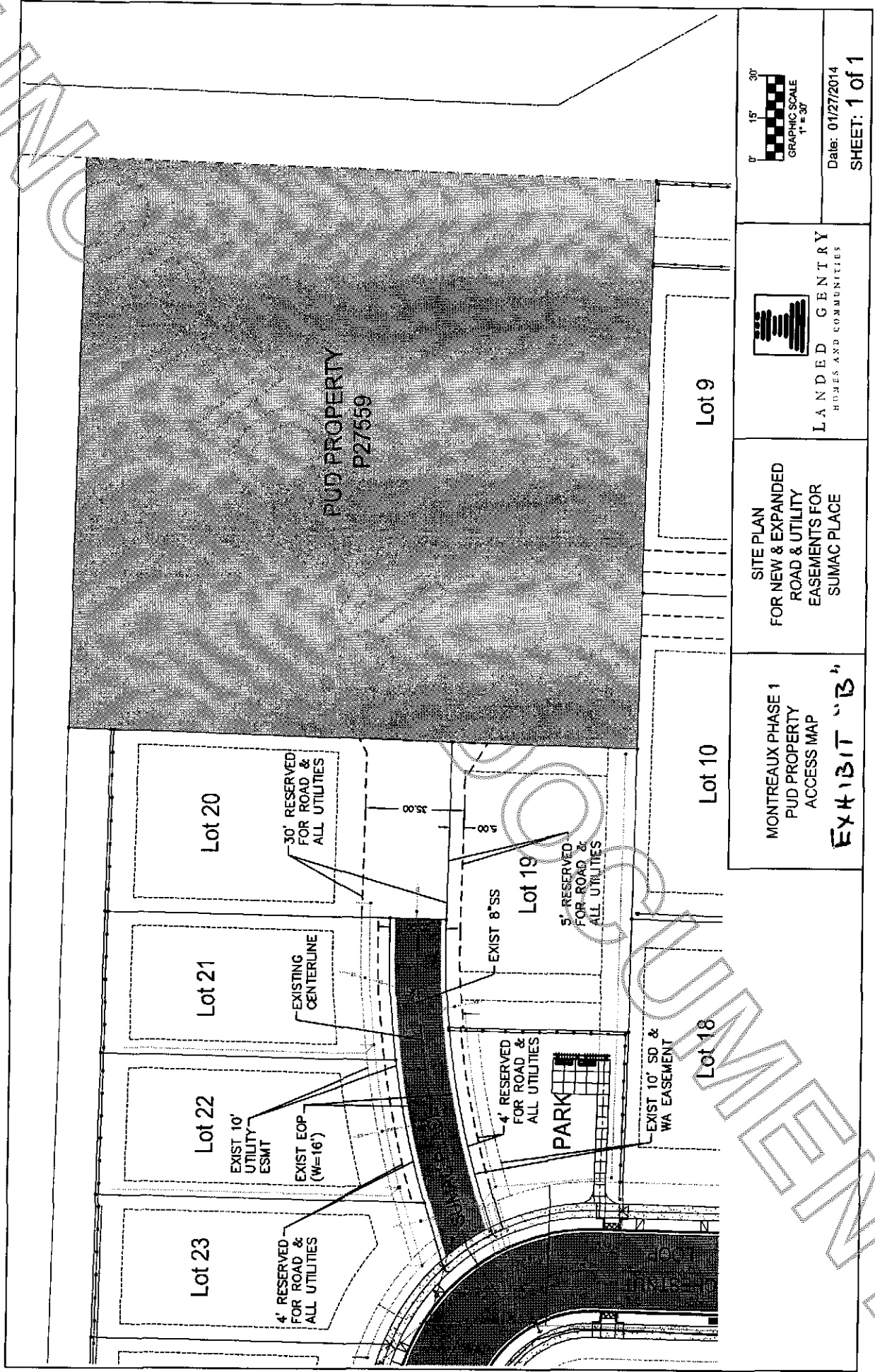
That portion of Lots 19, 20 and 21 of the "PLAT OF MONTREAUX, PHASE 1", as per plat recorded on July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington, described as follows:

Beginning at the Northwest Corner of Lot 21 of said "PLAT OF MONTREAUX, PHASE 1"; Thence Westerly four (4) feet along the North line of said Lot 21, to a point; Thence Southerly parallel to the East line of 'Sumac PL' as shown on the face of said "PLAT OF MONTREAUX, PHASE 1", to a point along the South line of said Lot 21, four (4) feet East of the Southwest corner of thereof; Thence continuing on the same bearing, parallel to the East line of said 'Sumac PL', if extended Southerly, to a point seventeen (17) feet North of the South line of Lot 20, "PLAT OF MONTREAUX, PHASE 1"; Thence Southeasterly to a point along the South line of said Lot 20, "PLAT OF MONTREAUX, PHASE 1", which is thirty-three (33) feet East of the West line of said 'Sumac PL', if extended Southerly; Thence Westerly along the South lines of Lot 20 and Lot 19, "PLAT OF MONTREAUX, PHASE 1", to a point thirteen (13) feet West of the West line of said 'Sumac PL', if extended Southerly; Thence Northeasterly to a point thirteen (13) feet North of the South line of said Lot 19, "PLAT OF MONTREAUX, PHASE 1" AND five (5) feet West of the West line of said 'Sumac PL', if extended Southerly; Thence Northerly parallel to the West Line of said 'Sumac PL', if extended Southerly AND as depicted on the face of said "PLAT OF MONTREAUX, PHASE 1", to a point along the North line of said Lot 19, "PLAT OF MONTREAUX, PHASE 1", five (5) West of the Northeast corner of said Lot 19; Thence East along the North line of said Lot 19 to the Northeast corner of said Lot 19; Thence Southerly along the east line of said Lot 19 to the intersection of the east line of Lot 19 and the South line of 'Sumac PL' as shown on the face of said "PLAT OF MONTREAUX, PHASE 1"; Thence Easterly along the South line of said 'Sumac PL' as shown on the face of said "PLAT OF MONTREAUX, PHASE 1", to the West line of Lot 21 of said "PLAT OF MONTREAUX, PHASE 1". Thence Northerly along the West line of Lot 21 of said "PLAT OF MONTREAUX, PHASE 1", to the point of beginning.

Situate within the County of Skagit, State of Washington.

See descriptive map attached as EXHIBIT "B"





Date: 01/27/2014  
SHEET: 1 of 1



SITE PLAN  
FOR NEW & EXPANDED  
ROAD & UTILITY  
EASEMENTS FOR  
SUMAC PLACE

MONTREUX PHASE 1  
PUD PROPERTY  
ACCESS MAP  
**EXHIBIT "B"**

