

UNOFFICIAL EASEMENT



201510080072

Skagit County Auditor \$73.00
10/8/2015 Page 1 of 2 1:26PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Document
OCT 08 2015

EASEMENT

GRANTOR: BULLER BROTHERS LLC

GRANTEE: SKAGIT RIVER PROPERTIES LLC

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

SHORT LEGAL: Portion SE1/4 SW1/4, Section 14, Township 35 N, Range 10 East W M

ASSESSORS PROPERTY TAX PARCEL: P45355/351014-3-005-0000

For and in consideration of an amount paid, and other valuable consideration in hand paid, BULLER BROTHERS LLC, a Washington limited liability company, (Grantor herein) conveys and warrants to Skagit River Properties LLC (Grantee herein), a permanent and perpetual easement for the purposes hereinafter set forth an easement over, under, and through the following described real property ("Property" herein) in Skagit County, Washington:

AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF A PUMP HOUSE, WATER TANK(S), AND ASSOCIATED WORKS, OVER, UNDER AND THROUGH A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION WHICH LIES N 02 29'09"e, A DISTANCE OF 170.84 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N 87 30' 51" W, A DISTANCE OF 20.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 71 45'35"W, A DISTANCE OF 94.71 FEET; THENCE N 30 33'04"W, A DISTANCE OF 68.23 FEET; THENCE N 60 27'38"E, A DISTANCE OF 73.37 FEET; THENCE N 89 37'53"E, A DISTANCE OF 67.19 FEET; THENCE S 05 33'08"W, A DISTANCE OF 66.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Except as may be otherwise set forth herein Grantee's rights shall be exercised upon that portion of the Property (Easement Area) herein described as follows:

A TANK AND PUMP HOUSE SITE.

1 Purpose. Grantee shall have the right to construct, operate, maintain, repair, improve, and use the easement area for one utility system for purposes of transmission, distribution and sale of water. This Easement is a transfer of easement rights from the Bullerville Utility District to the Skagit River Properties LLC. Such (water) system may include, but is not limited to:

Underground facilities and utilities (piping and utility lines), area mowing and grooming, and a pump house, water tank (s), storage area, and access roadway.

Grantee may, from time to time, construct such additional facilities as it may require. Grantee shall have the right of access to the Easement area over and across the Property to enable Grantee to exercise its rights hereunder. Grantee shall compensate Grantor for any damage to the Property caused by the exercise of such right of access by Grantee.

2. Easement Area Clearing and Maintenance. Grantee shall have the right to cut, remove and dispose of any and all brush, trees, or other vegetation in the Easement Area. Grantee shall also have the right to control, on a continuing basis, and by any prudent and reasonable means the establishment and growth of brush, trees, or other vegetation in the Easement Area.


DATED: 8 October, 2015


Donald R. Clark

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 8 day of October, in the year 2015, before me personally appeared Donald R. Clark known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that he executed the same on his own free will and voluntary act and deed for the purposes herein mentioned.

Notary Public
State of Washington
Bradley Sloan
Commission Expires 06-28-16


NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at: Mount Vernon
My commission expires: 6-28-16
Printed Name: Bradley Sloan