

When recorded return to:



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09/18/2018 02:36 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

EASEMENT

THE GRANTOR(S) PREMIUM ROAST LLC, a Washington limited liability company

for and in consideration of granting easement rights and no other consideration

conveys and quit claims to PREMIUM ROAST LLC, a Washington limited liability company, their heirs, successors and or assigns

A non-exclusive easement for ingress, egress, utilities and parking over, under and across the attached EXHIBIT A which is owned by the Grantors and is more particularly described as follows:

Beginning at the southwest corner of the attached EXHIBIT A; thence running east along said south line 49 feet; thence north 45 degrees west to a point that lies 36 feet east of the west line of said premises; thence running north parallel with the west line of said premises to the north line thereof; thence west along said north line to the northwest corner thereof; thence south along the west line of said premises to the point of beginning.

This easement is for the benefit of the owners of the property described on EXHIBIT B, their heirs, successors and assigns and they shall be responsible for its full maintenance and repair.

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 18 2018

Abbreviated Legal: Lot 7, TROWBRIDGE ADDITION

Tax Parcel Number(s): P77339

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

Dated:

9/18/18

[Signature]

STATE OF WASHINGTON

COUNTY OF King

Justin Evans Eneet

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person

acknowledged that Justin E. Eneet signed this instrument, on oath stated that 09/18/2018

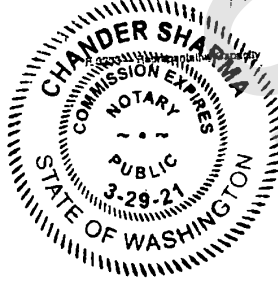
was authorized to execute the instrument and acknowledge it as _____ of

_____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 09/18/2018

[Signature]
Title _____

My appointment expires 03/29/2021



UNRECORDED PUBLIC DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77340 / 4175-000-008-0003

The East Half of Lot 8, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington,

EXCEPT the South 10 feet thereof reserved for street purposes,

AND EXCEPT all that portion conveyed to the State of Washington for Secondary State Highway No. 1-A, Howey Road to Sedro-Woolley, by deed dated September 19, 1957 and recorded October 16, 1957, under Auditor's File No. 557279, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
Legal Description

For APN/Parcel ID(s): P77339 / 4175-000-007-0004

Lot 7, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington.

EXCEPT that portion thereof conveyed to the City of Sedro-Woolley for street purposes by Deed recorded under Auditor's File No. 9306160056, records of Skagit County of Washington.

Situated in Skagit County, Washington.