

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Perkins Coie LLP
10885 N.E. Fourth Street, Suite 700
Bellevue, WA 98004-5579
Attention: Kristine Wilson



20181150064

11/15/2018 02:21 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

DRIVEWAY EASEMENT AGREEMENT

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

N/A

GRANTOR:

SEDRO-WOOLLEY SCHOOL DISTRICT, NO. 101, a Washington
municipal corporation

GRANTEE:

BLA INVESTMENTS L.L.C., a Washington limited liability company

ABBREVIATED LEGAL:

Ptn of Tract 1 of Sedro Woolley Short Plat SW-7-79, Vol. 4, Pg. 169, records of
Skagit County, Washington.

(Additional legal description is on page 2 of document)

PARCEL NUMBER:

P76950

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 15 2018

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

Grant of Easement- SCHOOL-SMILES - 1

141711507.2

DRIVEWAY EASEMENT AGREEMENT

This Grant of Easement is made and entered into this 14 day of November 2018, by SEDRO-WOOLLEY SCHOOL DISTRICT, NO. 101, a Washington municipal corporation, hereinafter referred to as "District" or "Grantor", and BLA INVESTMENTS L.L.C., a Washington limited liability company hereinafter referred to as "BLA".

WHEREAS, Grantor is the owner of property legally described as:

SEDRO AC, ACRES 1.02, (SWFC) TRACT 1 OF SEDRO WOOLLEY SHORT PLAT SW-7-79 AS APPROVED SEPTEMBER 4, 1980, AND RECORDED SEPTEMBER 4, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 169 UNDER AF#8009040011, RECORDS OF SKAGIT COUNTY; BEING A PORTION OF LOTS 8, 9, 10 AND 11 OF SEDRO ACREAGE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY. SURVEY RECORDED AF#200606220128. (SWFC) TRACT 1 OF SEDRO WOOLLEY SHORT PLAT SW-7-79 AS APPROVED SEPTEMBER 4, 1980, AND RECORDED SEPTEMBER 4, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 169 UNDER AF#8009040011, RECORDS OF SKAGIT COUNTY; BEING A PORTION OF LOTS 8, 9, 10 AND 11 OF SEDRO ACREAGE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY. SURVEY RECORDED AF#200606220128.

WHEREAS, BLA INVESTMENTS L.L.C., a Washington Limited Liability Company is the owner of that real property legally described as follows:

PARCEL "A":

Lot 2 and that portion of Lot 3, Sedro-Woolley Short Plat No. SW-07-79, approved July 22, 1980 and filed September 4, 1980 under Auditor's File No. 8009040011, in Volume 4 of Short Plats, page 169, records of Skagit County, Washington, being a portion of Lots 8, 9, 10 and 11, "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington, described as follows:

Grant of Easement- SCHOOL-SMILES - 2

141711507.2

A strip of land ten (10) feet wide, lying adjacent to, and contiguous with the North line of Lot 2 of said Short Plat SW-07-79, and lying West of the Northerly projection of the East line of said Lot 2.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

IT IS THEREFORE AGREED THAT FOR GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

the Grantor does hereby grant, subject to the conditions provided herein, a non-exclusive driveway easement for ingress and egress and emergency vehicle access over and across the property first described above, said easement legally described as follows:

A non-exclusive easement for ingress and egress only and also for emergency vehicles over and across the West 135 feet of the North 20 feet of that portion of Tract 1 of Sedro Woolley Short Plat No. SW-07-79 lying East of the West line of the property first described above.

Grantor reserves the right to use the Easement Area for uses that are not inconsistent with and which will not unreasonably interfere with or significantly impair BLA's use of the Easement Area.

BLA agrees to indemnify Grantor from and against liability incurred by Grantor as a result of the negligence of BLA or its employees, agents, or invitees in the exercise of the rights herein granted to BLA, but nothing herein shall require BLA to indemnify Grantor for that portion of any such liability attributable to the negligence of Grantor.

This grant of Easement shall be perpetual and shall constitute a covenant running with the land and shall be binding on the Grantor, and its heirs, successors and assigns.

Dated this 14 day of November, 2018.

[Signatures on following pages.]

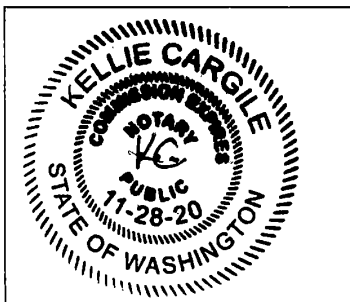
SEDRO-WOOLLEY SCHOOL DISTRICT, NO. 101

Sedro-Woolley School District
 By: Phil Brockman
 Its: Superintendent

STATE OF WASHINGTON)
) ss.
 COUNTY OF Skagit)

On this 14 day of November, 2018, before me personally appeared Phil Brockman, to me known to be the superintendent of the municipal corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the municipal corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)

Kellie Cargile
 (Signature of officer)
 Notary Public in and for the State of
 Washington, residing at 801 Trail Rd
 My commission expires: 11-28-20

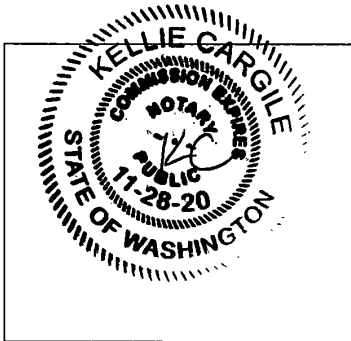
BLA INVESTMENTS L.L.C.

By: Brandon Atkinson
 Its: owner, Pres

STATE OF WASHINGTON)
) ss.
 COUNTY OF Skagit)

On this 15 day of November, 2018, before me personally appeared Brandon Atkinson, to me known to be the owner, Pres of the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)

Kellie Cargile
 (Signature of officer)
 Notary Public in and for the State of
 Washington, residing at 801 Trail Rd
 My commission expires: 11-28-20

Grant of Easement- SCHOOL-SMILES - 5

141711507.2