



201811200103

11/20/2018 03:48 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

AFTER RECORDING
PLEASE RETURN TO:
Kameron C. Cayce
Cayce & Grove
22443 SE 240th ST, Suite 101
Maple Valley, Washington 98038

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 20 2018

Land Title and Escrow

01-169364-0

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* (County)
GRANT OF EASEMENT

This Grant of Easement is made and entered into this 15th day of November, 2018, by KSA INVESTMENTS L.L.C., a Washington Limited Liability Company, hereinafter referred to as Grantors.

WHEREAS, Grantor KSA INVESTMENTS L.L.C. is the owner of property legally described as:

Lot B, binding site plan No. 01-10 recorded under AF#201008100048, Records of Skagit County, Washington.

WHEREAS, VALASARA LLC, a Washington Limited Liability Company and KEVIN PIEROTTI, are the owners of that real property legally described as follows:

P76954

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:

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.

Grant of Easement-SMILES - 1

PARCEL "B":

A non-exclusive right of ingress and egress over and across that portion of Lot 3 of said Sedro-Woolley Short Plat No. SW-07-79, described as follows:

The Northerly 30 feet of a strip of land 40 feet wide, lying North of, adjacent to, and contiguous with the North line of the above described Lot 2, 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 Grantors do hereby grant an easement for parking purposes over, under and across the property legally described as follows:

The south 16.50 feet of Lot B, Binding Site Plan No. 01-10, as recorded under AF#201008100048, records of Skagit County, Washington.

It is intended that this easement is exclusive for the benefit of Benefitted Property for parking during normal business hours.

This Grant and Dedication of Easement shall be perpetual and shall constitute a covenant running with the land and shall be binding on the Grantor's, their heirs executors, successors and assigns.

Dated this 15th day of November, 2018.

KSA INVESTMENTS L.L.C.



By BRANDON ATKINSON, Managing Member

NOTARY JURAT ON NEXT PAGE

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STATE OF WASHINGTON
COUNTY OF KING

ss.

I certify that I know or have satisfactory evidence that Brandon Atkinson is the person who appeared before me, and said person acknowledged that signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the authorized representative of KSA INVESTMENTS L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11/15/18


Notary name printed or typed: Barbara K. Weymouth
Notary Public in and for the State of
Residing at Mount Vernon, WA
My appointment expires: 8/15/20

NOTARY PUBLIC
STATE OF WASHINGTON
BARBARA K. WEYMOUTH
My Appointment Expires
AUGUST 15, 2020