



201812270074

12/27/2018 01:51 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

RECORDED AT REQUEST OF AND
AFTER RECORDING MAIL TO:

500 E. George Hopper LLC
12708:Leatherwood Lane
Bow, WA 98232.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SIGN EASEMENT

DEC 27 2018

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

Grantor: Advantage Business Park Phase III LLC
Grantee: 500 E. George Hopper LLC
Grantor Property Abbrev. Legal: Lot A Advantage Bus. Pk LLC BLA
AF#201206050079
Grantor Parcel ID No. P116574; 8025-000-001-0000
Grantee Property Abbrev. Legal: Lot A, Advantage Bus. Pk LLC BLA
AF#201707270155
Grantor Parcel ID No. P116576:8025-000-003-0000
Complete legal descriptions set forth in Exhibits A, B and C Attached

RECITALS

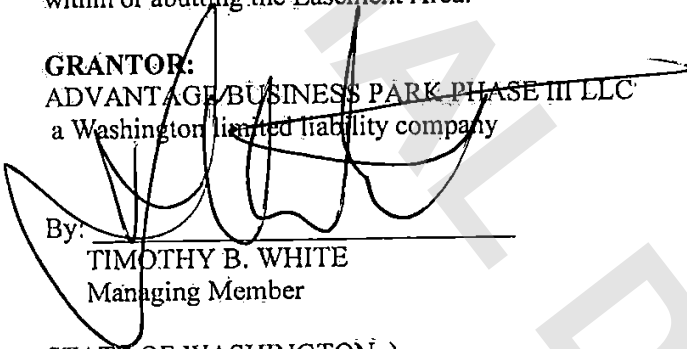
A. Grantor, Advantage Business Park Phase III LLC, a Washington limited liability company, is the owner of real property located in Skagit County, Washington legally described in Exhibit B attached hereto and incorporated herein by this reference (Grantor Property). Grantee, 500 E George Hopper LLC, a Washington limited liability company, is the owner of real property located in Skagit County, WA, legally described in Exhibit C attached hereto and incorporated herein by this reference (Grantee Property).

B. Located upon the property of Grantor is a sign monument for the erection of a sign, together with landscaping and other improvements relating to the monument, together with an underground utility vault for providing utility service to any signage installed or to be installed upon the monument.

C. Grantee desires to obtain from Grantor, and Grantor has agreed to grant to Grantee, exclusive rights to the monument, utility vault and lines and area surrounding the same and to grant Grantee an easement over and around a portion of the Grantor's Property described in Exhibit B, the easement area being as described in Exhibit A attached.

NOW, THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and convey to the Grantee, 500 E George Hopper LLC, a Washington limited liability company and/or its successors and assigns, an exclusive easement to, over, under, across and through the real property as described in Exhibit A attached hereto and by this reference each made a part hereof, for the purpose of installing, constructing, operating, maintaining, repairing, altering or replacing, present sign monument and utility vault and lines, to include the installation of signs and landscaping thereon. All work to be performed by Grantee in the easement area or, its agents, successors, assigns or contractors shall be prosecuted through completion in a prompt and timely manner in a careful and workmanlike manner, all at the sole cost and expense of Grantee free of claims or liens against the property and with all necessary permits first obtained. Upon completion of work the premises are to be restored to their previous condition. This restoration obligation shall extend to, but shall not be limited to, the backfilling of trenches, holes or ditches, the replacement of fences, the reseeding or resodding of lawns or pasture areas, the replacement of shrubbery, trees, and landscaping, and the repair and replacement to structures and other facilities, and the repair and replacement of drainage and roadways and any other facilities or improvements located within or abutting the Easement Area.

GRANTOR:
 ADVANTAGE BUSINESS PARK PHASE III LLC
 a Washington limited liability company

By: 

 TIMOTHY B. WHITE
 Managing Member

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Timothy B. White is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the managing member of Advantage Business Park Phase III LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 10th day of December, 2018.
Notary Public
State of Washington
Barbara Reynolds
Commission Expires
05/14/2021



 Notary Public, State of Washington
 Residing in Skagit County
 My Commission Expires 5/14/2021

EXHIBIT "A"

EASEMENT LEGAL DESCRIPTION FOR ELEVATED SIGN

EASEMENT ENCUMBERING P-116574 AND BENEFITTING P-116576

AN EASEMENT FOR THE JOINT BENEFIT OF AND THE USE OF AN EXISTING ELEVATED SIGN AND APPEARANCES, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THAT CERTAIN LOT 1 'HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN , APPROVED JANUARY 29, 2003, RECORDED JANUARY 30, 2003, UNDER AUDITORS FILE NUMBER 200301300162, RECORDS OF SKAGIT COUNTY WASHINGTON. [AKA LOT "A" BOUNDARY LINE ADJUSTMENT SURVEY AFN 201206050079, RECORDS OF SKAGIT COUNTY WASHINGTON], THENCE NORTH 2°06'50" EAST, ALONG THE EASTERLY MARGIN OF SOUTH WALNUT STREET 80.05 FEET; THENCE REVERSING DIRECTION SOUTH 2°06'50" WEST, ALONG SAID MARGIN 8.00 FEET, TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 87°53'10" EAST, 43.00 FEET; THENCE NORTH 2°06'50" EAST AND PARALLEL WITH THE MARGIN OF SOUTH WALNUT STREET 33.00 FEET TO THE INTERSECTION WITH THE SOUTH MARGIN OF EAST GEORGE HOPPER ROAD; THENCE NORTH 87°53'10" WEST, 18.00 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT AND ROAD MARGIN, THROUGH A CENTRAL ANGLE OF 90° 00'00" WITH A RADIUS OF 25.00 FEET AND ALONG AN ARC LENGTH OF 39.27 FEET; THENCE SOUTH 2°06' 50" WEST, 8.00 FEET TO THE TRUE POINT OF BEGINNING.

ALL BEING SUBJECT TO AND TOGETHER WITH COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD CONTAINING 1,284.9 SQ.FT. MORE OR LESS SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

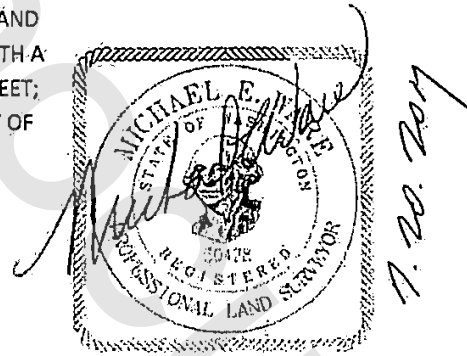
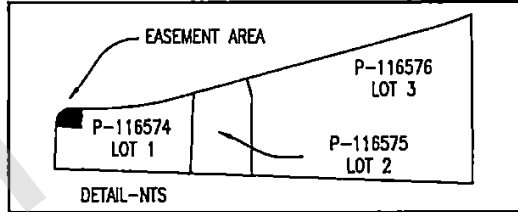
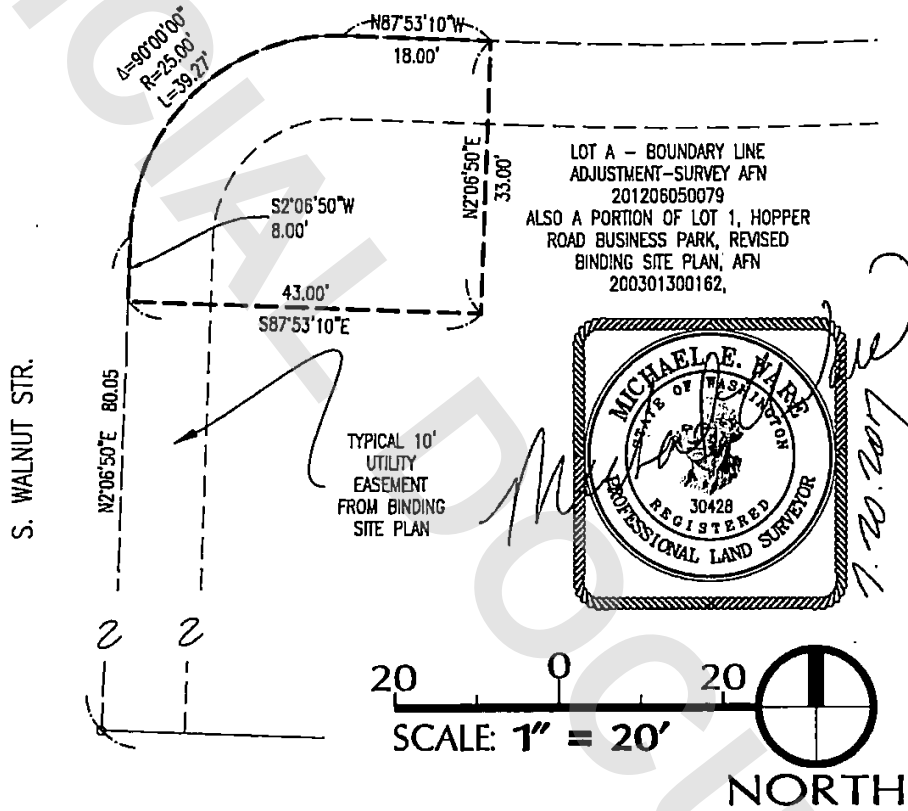


EXHIBIT "B"
 IN A PORTION OF SECTION 8, TOWNSHIP 34 N, RANGE 4 E, WM



EAST GEORGE HOPPER ROAD



Sound Development Group ENGINEERING SURVEYING & LAND DEVELOPMENT SERVICES P.O. Box 1705111, Cleveland, Missouri, Suite 202 Mount Vernon, WA 98273 Tel: 360-644-2110 Fax: 360-644-2013	SHEET DESCRIPTION <p style="text-align: center;">PROPOSED SIGN EASEMENT</p>	SCALE 1" = 20' DRAWN BY: MWARE JOB NUMBER: 16093 DATE: 7-20-2017
	PROJECT <p style="text-align: center;">ASSIGNMENT FOR SIGN EASEMENT FOR ADVANTAGE BUSINESS PARK, LLC</p>	DRAWING NAME 16093.BLA SHEET 1 OF 1

EXHIBIT B

PROPERTY BURDENED BY EASEMENT

LOT A, Advantage Business Park LLC Boundary Line Adjustment, as depicted in the Boundary Line Adjustment Survey dated June 4, 2012 and recorded June 5, 2012 at Skagit County Auditor File Number 201206050079, being a portion of Lot 1, Hopper Road Business Park, Revised Binding Site Plan recorded January 30, 2003 under Auditors File Number 200301300162, records of Skagit County, Washington.

SUBJECT TO AND TOGETHER WITH COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

EXHIBIT C

PROPERTY BENEFITING FROM EASEMENT

LÖT A, Advantage Business Park, LLC Boundary Line Adjustment, as depicted in the Boundary Line Adjustment-Quit Claim Deed dated July 24, 2017 and recorded July 27, 2017 at Skagit County Auditor File Number 201707270155, being all of Lot 3 Hopper Road Business Park, Revised Binding Site Plan, approved January 29, 2003, recorded January 30, 2003 under Auditors File Number 200301300162, records of Skagit County, Washington, TOGETHER with a portion of Lot 2 of the before mentioned Hopper Road Business Park, revised binding site plan also known as Lot B, Boundary Line Adjustment Survey, recorded June 5, 2012 under AFN 201206050079, records of Skagit County, Washington.

SUBJECT TO AND TOGETHER WITH LIENS, ENCUMBRANCES, COVENANTS, AGREEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD.