

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273



202001070046

01/07/2020 10:52 AM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 07 2020

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

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: STORM DRAINAGE EASEMENT AGREEMENT
Grantor: 15809 ON PRESTON PLACE, LLC, a Washington limited liability company
Grantee: BOUSLOG INVESTMENTS, L.L.C., a Washington limited liability company
Abbreviated Legal: Lots 1F and 1G, BSP No. 00-0154
Grantor's Parcel No.: 8034-000-007-0000; P118511
Grantee's Parcel No.: 8034-000-006-0000; P118509
Reference Number(s) of Documents Affected: N/A
Full Legal Descriptions set forth in Exhibits A, B, and C of Document, pages 4, 5, and 6.

STORM DRAINAGE EASEMENT AGREEMENT

THIS STORM DRAINAGE EASEMENT AGREEMENT ("Agreement") is made and entered into this ____ day of January, 2020, by and between 15809 on Preston Place, LLC, a Washington limited liability company, as Grantor, and Bouslog Investments, L.L.C., a Washington limited liability company, as Grantee.

RECITALS

A. Grantor is the owner of real property in Skagit County having a common street address of 15809 Preston Place, Burlington, Washington (Skagit County Assessor's Parcel No. 118511) as legally described in **Exhibit A**, attached hereto and by this reference incorporated herein.

B. Grantee is the owner of real property in Skagit County having a common street address of 15783 Preston Place, Burlington, Washington (Skagit County Assessor's Parcel No. P118509) as legally described in **Exhibit B**, attached hereto and by this reference incorporated herein.

C. The parcels owned by the Grantor and Grantee described herein are adjacent parcels.

D. Grantor has agreed to convey to Grantee a mutually beneficial easement for storm drainage purposes over, under, and across the portion of the Grantor's property more particularly described in **Exhibit C**, attached hereto and by this reference incorporated herein.

NOW, THEREFORE, in consideration of the covenants and mutual agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Storm Drainage Easement. Grantor hereby grants to Grantee, without warranty, a non-exclusive, perpetual, mutually beneficial storm drainage easement and the maintenance thereof as legally described in **Exhibit C**, attached hereto and by this reference incorporated herein.

2. Site Map. A site map depicting the location of the storm drainage easement is attached hereto as **Exhibit D** and by this reference incorporated herein.


3. Easements Run with the Land. The benefits, burdens and covenants of the easement granted herein shall be deemed to run with the land and shall bind the Grantor's property described herein and the Grantee's property described herein, the Grantor, Grantee, and their respective legal successors and assigns, and all persons occupying and/or possessing the property by through or under the parties hereto or their respective legal successors and assigns.

4. Attorneys' Fees. If either party brings an action including litigation or arbitration to enforce any of the provisions of this Easement Agreement, the substantially prevailing party shall be entitled to recover the costs of said action from the other party, including reasonable attorneys' fees and costs.

5. Applicable Law. This Agreement shall be construed according to the laws of the State of Washington.

DATED: January 6, 2020.

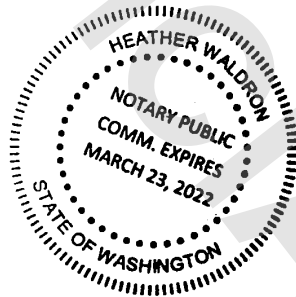
15809 ON PRESTON PLACE, LLC, a
Washington limited liability company

By: 
John L. Bouslog, its Manager

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that John L. Bouslog 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 Manager of 15809 on Preston Place, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of January, 2020.



Heather Waldron
Printed Name HEATHER WALDRON
NOTARY PUBLIC in and for the State of Washington
Residing at Mount Vernon
My Commission Expires 3-23-2022

EXHIBIT A
(Legal Description for Grantor's Parcel)

Skagit County Assessor's Parcel No.: 8034-000-007-0000; P118511

Lot 1G of BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP No. 00-0154, approved October 29, 2001, and recorded October 29, 2001, under Auditor's File No. 200110290120, records of Skagit County, Washington; being a portion of the East Half of the Northeast Quarter of Section 3, Township 34 North, Range 3 East of the Willamette Meridian.

EXHIBIT B
(Legal Description for Grantee's Parcel)

Skagit County Assessor's Parcel No.: 8034-000-006-0000; P118509

Lot 1F of BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP No. 00-0154, approved October 29, 2001, and recorded October 29, 2001, under Auditor's File No. 200110290120, records of Skagit County, Washington; being a portion of the East Half of the Northeast Quarter of Section 3, Township 34 North, Range 3 East of the Willamette Meridian.

EXHIBIT C**Storm Drainage Easement**

A 9.50 foot wide non-exclusive mutually beneficial storm drainage easement and the maintenance thereof over, under and across a portion of Lot 1G, for the benefit of Lot 1F all in Bay Ridge Business Park Binding Site Plan BSP No. 00-0154, approved October 29, 2001 and recorded October 29, 2001, under Auditor's File No. 200110290120, records of Skagit County, Washington; being a portion of the East 1/2 of the Northeast 1/4 of Section 3, Township 34 North, Range 3 East, W.M., said easement being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 1G, Bay Ridge Business Park Binding Site Plan BSP No. 00-0154;
thence South $0^{\circ}11'39''$ West along the common line between said Lots 1F and 1G for a distance of 33.00 feet to the TRUE POINT OF BEGINNING;
thence South $89^{\circ}48'21''$ East for a distance of 9.50 feet;
thence South $0^{\circ}11'39''$ West for a distance of 139.00 feet;
thence North $89^{\circ}48'21''$ West for a distance of 9.50 feet, more or less, to said common line between Lots 1F and 1G at a point bearing South $0^{\circ}11'39''$ West from the TRUE POINT OF BEGINNING;
thence North $0^{\circ}11'39''$ East along said common line for a distance of 139.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



12-9-19

