

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Pacific Coast Capital, LLC
235 E. George Hopper Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

EASEMENT
FEB 19 2020

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

EASEMENTS FOR UTILITIES

Grantor: PACIFIC COAST CAPITAL, a Washington limited liability company
WILLIAM J. HEFT and CYNTHIA S. HEFT, husband and wife
Grantees: PACIFIC COAST CAPITAL, a Washington limited liability company
WILLIAM J. HEFT and CYNTHIA S. HEFT, husband and wife
CAO HIEN NGUYEN and BAO TRAN THI NGUYEN, husband and wife
Abbreviated Legal: Lots 1, 2, 3, 11 and 12 Quinns Court
Additional Legal: Page 3, Exhibits A, B, C, D & E
Assessor's Tax Parcel Nos.: P130121, P130122, P135062, P130123, P130131

THIS agreement is made this 6th day of FEBRUARY, 2020, by PACIFIC COAST CAPITAL, a Washington limited liability company, WILLIAM J. HEFT and CYNTHIA S. HEFT, husband and wife, and CAO HIEN NGUYEN and BAO TRAN THI NGUYEN, husband and wife.

I. DESCRIPTION OF PROPERTY

WHEREAS, PACIFIC COAST CAPITAL is the owner of the following described real property located in the City of Burlington, Skagit County, Washington ("Lot 12"):

See attached Exhibit "A".

Situate in the City of Burlington, County of Skagit, State of Washington.

AND WHEREAS, GRANTEE PACIFIC COAST CAPITAL, LLC is the owner of the following described real property located in the City of Burlington, Skagit County, Washington ("Lot 3"):

See attached Exhibit "B".

Situate in the City of Burlington, County of Skagit, State of Washington.

AND WHEREAS, GRANTEES WILLIAM J. HEFT and CYNTHIA S. HEFT, husband and wife, are the owner of the following described real property located in the City of Burlington, Skagit County, Washington ("Lots 1&2"):

See attached Exhibit "C".

Situate in the City of Burlington, County of Skagit, State of Washington.

AND WHEREAS, GRANTEES CAO HIEN NGUYEN and BAO TRAN THI NGUYEN, husband and wife, are the owner of the following described real property located in the City of Burlington, Skagit County, Washington ("Lot 11"):

See attached Exhibit "D".

Situate in the City of Burlington, County of Skagit, State of Washington.

II. GRANT OF EASEMENT

NOW THEREFORE, PACIFIC COAST CAPITAL, a Washington limited liability company, conveys and quit claims to PACIFIC COAST CAPITAL, a Washington limited liability company, WILLIAM J. HEFT and CYNTHIA S. HEFT, husband and wife, and CAO HIEN NGUYEN and BAO TRAN THI NGUYEN, husband and wife, as owners of Lot 3, Lots 1 & 2, and Lot 11, respectively, the following described easement for utilities:

III. DESCRIPTION OF EASEMENT FOR UTILITIES

1. Description of Easement

A perpetual, non-exclusive easement over, under and across the easement area defined below for the purpose of connecting to, installing, maintaining and repairing utilities for power, sanitary sewer, and natural gas and any other utilities that exist as of November 6, 2019, within in the Easement Area. Grantees shall have no right to install any new utilities in the Easement Area and shall not have the right to make any above ground improvements in the Easement Area.

2. Easement Area

See attached Exhibit "E".

Situate in the City of Burlington, County of Skagit, State of Washington.

IV. GRANT OF EASEMENT FOR EXISTING UTILITIES

IN ADDITION TO the easement granted above, WILLIAM J. HEFT and CYNTHIA S. HEFT, husband and wife, as owners of Lots 1 & 2, and as a grantor of this second easement, convey and quit claim to PACIFIC COAST CAPITAL, a Washington limited liability company, as owner of Lot 3 & 12, the following described easement for utilities:

V. DESCRIPTION OF EASEMENT FOR EXISTING UTILITIES

1. Description of Easement

A non-exclusive easement over, under and across the easement area defined below for the purposes defined below. Grantees shall have no right to install any new utilities in the Easement Area.

2. Easement Area

Power Utility Improvements

An easement consisting of three (3) feet on each side of the outer edges of the existing power utility improvements at they existed as of November 6, 2019, and only as contained within Lots 1 and 2, Plat of Quinns Court, as per plat as approved May 6, 2010 and recorded May 6, 2010, under Skagit County Auditor's File No. 201005060040, as said plat and lots were amended by those certain Quit Claim Deeds, Boundary Line Adjustment dated October 16, 2019 and recorded October 24, 2019 under Skagit County Auditor's File Nos. 201910240037, 201910240038, and 201910240039.

Situate in the City of Burlington, County of Skagit, State of Washington.

This easement is for the purpose of connecting to, installing, maintaining and repairing power utility improvements that exist as of November 6, 2019, within in the Easement Area. In the event that the existing power utility improvements deteriorate such that replacement becomes necessary, the existing power utility improvements shall be moved out of this easement area, if possible, and onto Lot 12 Plat of Quinns Court, as per plat as approved May 6, 2010 and recorded May 6, 2010, under Skagit County Auditor's File No. 201005060040, as said plat and lots were amended by those certain Quit Claim Deeds, Boundary Line Adjustment dated October 16, 2019 and recorded October 24, 2019 under Skagit County Auditor's File Nos. 201910240037, 201910240038, and 201910240039.

VI. GENERAL PROVISIONS

The benefits, burdens, and covenants of the Easements granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the grantor's property, the grantees' property, the grantor and the grantees, and their respective

heirs, successors and assigns, and all persons possessing any of said property by, through, or under the parties hereto, or their respective heirs, successors or assigns.

These Easements shall be construed and governed by the laws of the State of Washington.

The invalidity or unenforceability of any provision hereof shall not affect or impair any other provisions hereof.

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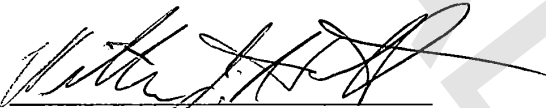
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Dated this 6th day of FEBRUARY, 2020.

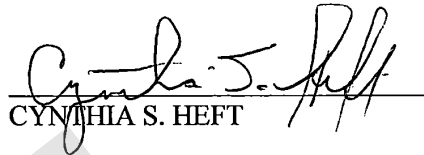
PACIFIC COAST CAPITAL, a Washington limited liability company

By: 

~~MANAGING MEMBER~~
Michael V. Fohn, Its: Member

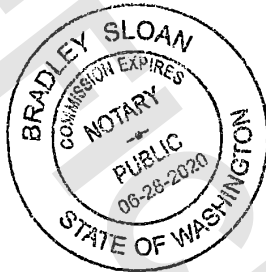


WILLIAM J. HEFT


CYNTHIA S. HEFT

STATE OF WASHINGTON)
) ss.
 COUNTY OF)

I certify that I know or have satisfactory evidence that MICHAEL V. FOHN is the person who appeared before me, and said person acknowledged that he signed this instrument as a Member of PACIFIC COAST CAPITAL, a Washington limited liability company, and acknowledged it to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument.



Dated: 2/19/2020
[Signature]
 (Signature)

NOTARY PUBLIC

Bradley Sloan
 Print Name of Notary

My appointment expires: 6-28-2020

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that WILLIAM J. HEFT is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: 2/6/2020
[Signature]
 (Signature)

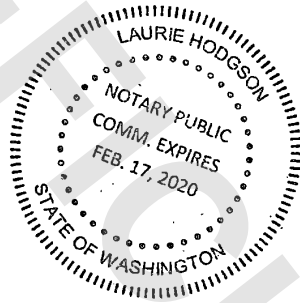
NOTARY PUBLIC

Laurie Hodgson
 Print Name of Notary

My appointment expires: 02-17-2020

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that CYNTHIA S. HEFT is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: 2/6/2020

Laurie Hodgson
(Signature)

NOTARY PUBLIC
Laurie Hodgson

Print Name of Notary
My appointment expires: 02-17-2020

Exhibit "A"
Legal Description of Lot 12

Lot 12, Plat of Quinns Court, as per plat as approved May 6, 2010 and recorded May 6, 2010, under Skagit County Auditor's File No. 201005060040, which Lot 12 was created by that certain Quit Claim Deed, Boundary Line Adjustment dated October 16, 2019 and recorded October 24, 2019 under Skagit County Auditor's File No. 201910240039.

Situate in the City of Burlington, Skagit County, Washington.



Exhibit "B"
Legal Description of Lot 3

Lot 3, Plat of Quinns Court, as per plat as approved May 6, 2010 and recorded May 6, 2010, under Skagit County Auditor's File No. 201005060040, which Lot 3 was modified by that certain Quit Claim Deed, Boundary Line Adjustment dated October 16, 2019 and recorded October 24, 2019 under Skagit County Auditor's File No. 201910240038, and which modified Lot 3 is identified in the Quit Claim Deed, Boundary Line Adjustment as "Lot C After".

Situate in the City of Burlington, Skagit County, Washington.

Exhibit "C"
Legal Description of Lots 1 & 2

Lots 1 and 2, Plat of Quinns Court, as per plat as approved May 6, 2010 and recorded May 6, 2010, under Skagit County Auditor's File No. 201005060040, which Lot 1 was modified by that certain Quit Claim Deed, Boundary Line Adjustment dated October 16, 2019 and recorded October 24, 2019 under Skagit County Auditor's File No. 201910240037, and which modified Lot 1 is identified in the Quit Claim Deed, Boundary Line Adjustment as "Lot A After" and which Lot 2 was modified by that certain Quit Claim Deed, Boundary Line Adjustment dated October 16, 2019 and recorded October 24, 2019 under Skagit County Auditor's File No. 201910240038, and which modified Lot 2 is identified in the Quit Claim Deed, Boundary Line Adjustment as "Lot A After".

Situate in the City of Burlington, Skagit County, Washington.

Exhibit "D"
Legal Description of Lot 11

Lot 11, Plat of Quinns Court, as per plat as approved May 6, 2010 and recorded May 6, 2010,
under Skagit County Auditor's File No. 201005060040.

Situate in the City of Burlington, Skagit County, Washington.

Exhibit "E"
Legal Description of Easement Area

The west 88.84 feet of the following described parcel:

Lot 12, Plat of Quinns Court, as per plat as approved May 6, 2010 and recorded May 6, 2010, under Skagit County Auditor's File No. 201005060040, which Lot 12 was created by that certain Quit Claim Deed, Boundary Line Adjustment dated October 16, 2019 and recorded October 24, 2019 under Skagit County Auditor's File No. 201910240039.

Situate in the City of Burlington, Skagit County, Washington.