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11/01/2021 01:40 PM Pages: 1 of 4 Fees: \$208.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 01 2021

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

GRANT OF EASEMENT

Grantor: Bayhill Ridge LLC

Grantees: (1) S/G Properties LP 29.8%
(2) Sakuma Lands LLC 70.2%

Legal Description: ptn Lots 2B & 2C Bay Ridge Bus. Park BSP Ph. 2 PL-03-0706 AFN 200407080108 E ½ NE ¼ 3-34N-3EWM

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account Nos.: P122070; P122072; P122073

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 29th day of October, 2021, by and between Bayhill Ridge LLC, a Washington limited liability company, Grantor, and S/G Properties LP, as to an undivided 29.8% interest and Sakuma Lands LLC as to an undivided 70.2% interest, Grantees.

Recitals

- a. Grantor is the owner of the property located in Skagit County, Wash., described as follows:

Lots 2B & 2C, Bay Ridge Business Park Binding Site Plan Phase 2, No. PL-03-0706, approved June 8th, 2004 and recorded under Skagit County Auditor's File No. 200407080108, being a portion of the East ½ of the Northeast ¼ of Section 3, Township 34 North, Range 3 East, W.M.

(P122070 & P122072)

- b. Grantees are the owners of the property located in Skagit County, Wash., described as follows:

Lot 2D, Bay Ridge Business Park Binding Site Plan Phase 2, No. PL-03-0706, approved June 8th, 2004 and recorded under Skagit County Auditor's File No. 200407080108, being a portion of the East ½ of the Northeast ¼ of Section 3, Township 34 North, Range 3 East, W.M.

(P122073)

- c. The parties have reached an agreement such that Grantor will convey to Grantees an easement as hereinafter set forth, benefitting Grantees' property.

Grant of Easement

Therefore, for and in consideration of an agreement to convey an easement, and for other good and valuable consideration, Grantor hereby grants and conveys to Grantees, for the benefit of Grantees' property described above, a non-exclusive easement for ingress and egress over and across the property described in the attached Exhibit A.

A diagram showing the area of the easement is attached hereto as Exhibit B.

BAYHILL RIDGE LLC

By: _____

Nathan Sakuma : Owner
(Printed name & title)

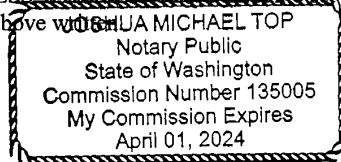
STATE OF WASHINGTON)

(ss.

COUNTY OF SKAGIT)

On this 29th day of October, 2021, before me personally appeared Nathan Sakuma, to me known to be a governor of Bayhill Ridge LLC, 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 the said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



NOTARY PUBLIC in and for the State of Washington,
residing at Burlington
My commission expires: 4-1-2024
Name: Joshua Michael Top

Exhibit "A"
Ingress and Egress Easement
For the Benefit of Lot 2D, Bay Ridge Binding Site Plan Phase 2, No. PL-03-0706

A variable width easement for ingress and egress over, under and across portions of Lots 2B and 2C, Bay Ridge Business Park Binding Site Plan Phase 2, No. PL-03-0706 approved June 8, 2004 and recorded July 9, 2004 under Skagit County Auditor's File No. 200407080108, being in a portion of the East 1/2 of the Northeast 1/4 of Section 3, Township 34 North, Range 3 East, W.M. (for the benefit of Lot 2D said Bay Ridge Business Park Binding Site Plan Phase 2) and being more particularly described as follows:

BEGINNING at the center of the cul de sac at the East end of Preston Place as shown on said Bay Ridge Business Park Phase 2, from which the centerline of Preston Place bears North 89°48'21" West;
 thence North 9°51'33" West for a distance of 55.00 feet to the South line of said Lot 2B and being the TRUE POINT OF BEGINNING;
 thence North 0°16'51" East for a distance of 30.31 feet to a point on a non-tangent curve;
 thence along the arc of said curve to the right concave to the Southwest from which the center bears South 6°15'37" East, having a radius of 85.00 feet, through a central angle of 88°25'35", an arc distance of 131.18 feet;
 thence South 82°09'58" West for a distance of 5.00 feet;
 thence South 7°50'02" East for a distance of 149.00 feet, more or less, to a point that is 25.00 feet North (as measured perpendicular) of the South line of said Lot 2C;
 thence South 89°48'21" East parallel with said South line for a distance of 50.81 feet;
 thence South 0°11'39" West for a distance of 25.00 feet to said South line of Lot 2C;
 thence North 89°48'21" West along said South line for a distance of 72.53 feet;
 thence North 7°50'02" West for a distance of 170.72 feet to a point on a tangent curve on the West line of said Lot 2C;
 thence along the arc of said curve to the left, concave to the Southwest from which the center of said curve bears South 82°09'58" West, having a radius of 55.00 feet, through a central angle of 92°01'31", an arc distance of 88.34 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.



10-18-21

EXHIBIT "B"

