



202205040088

05/04/2022 02:08 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

AFTER RECORDING RETURN TO:
KRISTEN C. REID
BELCHER SWANSON LAW FIRM PLLC
900 DUPONT STREET
BELLINGHAM, WA 98225

REVIEWED BY
SKAGIT COUNTY TREASURER

DEPUTY *Bern Thompson*

DATE *5.4.22*

Document: View Protection Easement
Grantor: BS 80, LLC, a Washington limited liability company
Grantee: Chuckanut Scenic Estates Owners' Association, a Washington non-profit corporation
Legal: Lots 1A, 2B, 3C, 4D, 5E, 6F, 7G, 8H, 9T and 10Z of the Plat of Blanchard Knob
Parcel#: P48085

VIEW PROTECTION EASEMENT

RECITALS:

A. BS 80, LLC, a Washington limited liability company ("Grantor") owns Lot 10Z, Plat of Blanchard Knob, recorded under Skagit County Auditor's File No. 202205040044 ("Plat").

B. Chuckanut Scenic Estates Owners' Association, a Washington non-profit corporation ("Association") is organized for the purpose of management and operation of the plat community known as Chuckanut Scenic Estates.

C. This View Protection Easement ("Easement") is intended to be an Easement in gross to the Association and an Easement appurtenant to Lots 1A, 2B, 3C, 4D, 5E, 6F, 7G, 8h and 9T of the Plat ("Dominant Estate").

D. The purpose of this Easement is to give the Association and the owners of the Dominant Estate protection from view obstruction.

E. There are provisional drainfield locations within the Easement Area that may be used to serve individual lots located within the Dominant Estate. Equipment could disturb the areas reserved for drainfields and, therefore, cannot be used in the Easement Area.

NOW, THEREFORE, the Grantor hereby grants and conveys a non-exclusive easement over a portion of Lot 10Z, as more particularly described herein, for view protection. This Easement applies to the area labeled EASEMENT AREA as shown on the map attached hereto as Exhibit "A" and described on the attached Exhibit "B" ("Easement Area"). This Easement Area shall not include the lots within the Dominant Estate, nor the road known as Blanchard Knob Trail. This Easement shall be an easement in gross to the Association and an Easement appurtenant to Lots 1A, 2B, 3C, 4D, 5E, 6F, 7G, 8h and 9T of the Plat.

The Association and owners of lots within the Dominant Estate shall have the right to go upon the Easement Area for the purpose of trimming or removing vegetation that impairs views from dwellings located on the Dominant Estate.

The Grantor hereby grants and conveys a limited easement to the Association, and owners of lots within the Dominant Estate, for access to the Easement Area for the limited purpose of trimming or removing of vegetation.

Any governmental permits or approvals required for trimming or removing of vegetation shall be the responsibility of the Association or lot owners who exercise their rights under this Easement to trim or remove vegetation. The owner of Lot 10Z shall be provided reasonable notice prior to any trimming or removal of vegetation. The owner of Lot 10Z shall consent to any trimming or removal of vegetation prior to the commencement of any work.

The Grantees shall indemnify and hold harmless the owner of Lot 10Z from any and all damage, regulatory violations or any other penalties, fines, or fees resulting from the exercise of the rights contained herein.

No work shall be performed in the Easement Area with equipment of any kind, with the exception of chainsaws or human powered tools, which shall only be used for trimming or cutting vegetation.

This Easement is perpetual and shall run with the land and be binding on the heirs, successors and assigns of the Grantor.

-----Signature Page Follows-----

GRANTOR:

BS 80, LLC

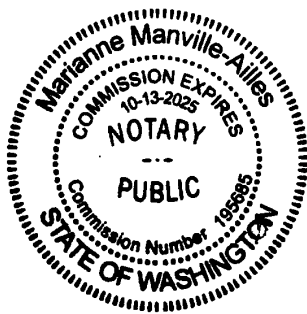
By

PATRICK STEPHENS, Manager

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 18th day of February, 2022, before me personally appeared PATRICK STEPHENS, to me known to be the Manager of the limited liability company that executed the within and foregoing instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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



Marianne Manville-Ailles

Notary Public

in and for the State of Washington,

residing at Burlington.

My Commission Expires: 10-13-2025

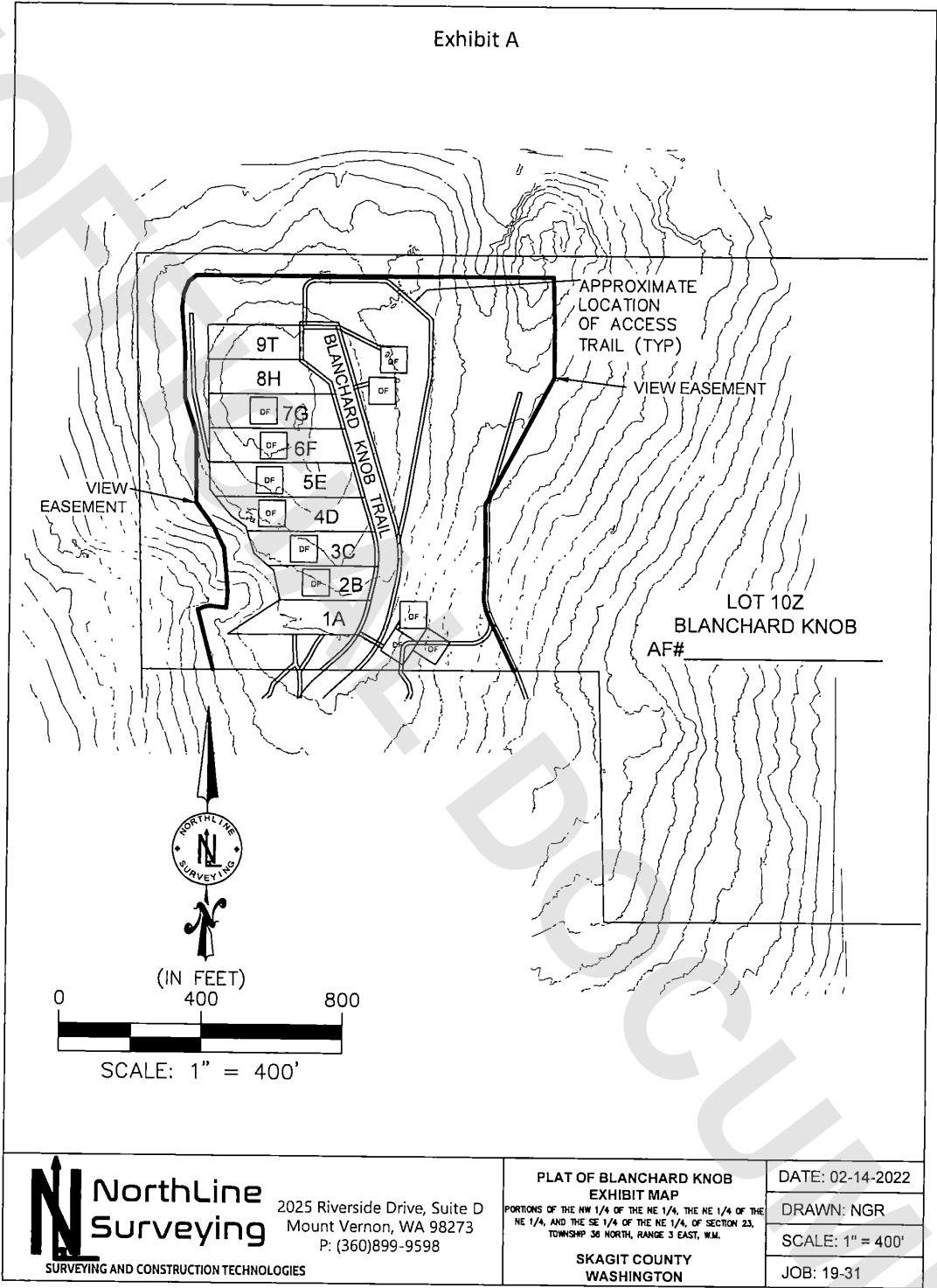


EXHIBIT "B"

A PORTION OF THE NW ¼ OF THE NE ¼ OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTH ¼ CORNER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.;
THENCE SOUTH ALONG THE ¼ SECTION LINE OF SAID SECTION A DISTANCE OF 1171.20 FEET;
THENCE NORTH 89°48'55" EAST A DISTANCE OF 203.58 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 14°53'52" WEST A DISTANCE OF 172.27 FEET;
THENCE NORTH 58°19'37" EAST A DISTANCE OF 15.82 FEET;
THENCE NORTH 77°49'27" EAST A DISTANCE OF 20.64 FEET;
THENCE SOUTH 82°58'56" EAST A DISTANCE OF 48.26 FEET;
THENCE NORTH 04°54'04" EAST A DISTANCE OF 47.32 FEET;
THENCE NORTH 05°43'56" WEST A DISTANCE OF 120.39 FEET;
THENCE NORTH 26°29'08" WEST A DISTANCE OF 64.70 FEET;
THENCE NORTH 36°50'02" WEST A DISTANCE OF 87.90 FEET;
THENCE NORTH 00°23'27" WEST A DISTANCE OF 195.21 FEET;
THENCE NORTH 18°21'19" WEST A DISTANCE OF 107.87 FEET;
THENCE NORTH 00°30'32" WEST A DISTANCE OF 134.46 FEET;
THENCE NORTH 05°05'00" WEST A DISTANCE OF 113.79 FEET;
THENCE NORTH 05°32'36" EAST A DISTANCE OF 43.98 FEET;
THENCE NORTH 23°41'26" EAST A DISTANCE OF 37.07 FEET;
THENCE NORTH 51°23'18" EAST A DISTANCE OF 28.26 FEET;
THENCE NORTH 89°53'25" EAST A DISTANCE OF 1006.59 FEET;
THENCE SOUTH 00°56'26" EAST A DISTANCE OF 282.40 FEET;
THENCE SOUTH 28°14'16" WEST A DISTANCE OF 403.73 FEET;
THENCE SOUTH 07°20'42" WEST A DISTANCE OF 10.13 FEET;
THENCE SOUTH 00°58'39" EAST A DISTANCE OF 132.36 FEET;
THENCE SOUTH 01°47'28" WEST A DISTANCE OF 130.63 FEET;
THENCE SOUTH 13°23'08" EAST A DISTANCE OF 33.63 FEET;
THENCE SOUTH 25°36'44" EAST A DISTANCE OF 182.62 FEET;
THENCE SOUTH 89°48'55" WEST A DISTANCE OF 846.18 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL THAT PORTION OF LOT 1A, LOT 2B, LOT 3C, LOT 4D, LOT 5E, LOT 6F, LOT 7G, LOT 8H, AND LOT 9T;
EXCEPT ALL THAT PORTION OF BLANCHARD KNOB TRAIL PRIVATE ROAD;
EXCEPT ALL THAT PORTION OF THE 10' UTILITY EASEMENT RUNNING PARALLEL AND ADJACENT TO BLANCHARD KNOB TRAIL PRIVATE ROAD;
ACCORDING TO THE PLAT OF BLANCHARD KNOB RECORDED AS AF# _____.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

