

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:

Overlook Crest, LLC  
103 N. Township Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235384

Feb 02 2023

Amount Paid \$895.00

Skagit County Treasurer  
By Lena Thompson Deputy

**TEMPORARY CONSTRUCTION EASEMENT**

Grantors: NEIL P. HANSEN and FREIDA D. HANSEN, husband and wife;  
GREG MILLER and LISA MILLER, husband and wife  
RIVER AND VALLEY DEVELOPMENT, LLC, a Tennessee limited liability  
company

Grantee: OVERLOOK CREST, L.L.C., a Washington limited liability company

Abbreviated Legal: Lot 106, 107, PCA Tract B, "Phase Lot 106, The  
Reserve at Overlook Crest"  
Ptn Gov. Lots 7 & 8, S36, T34N, R4E, W.M.  
Ptn Gov. Lots 3 & 4, S31, T34N, R5E, W.M.  
Ptn Gov. Lot 6, S36, T34N, R4E, W.M.;  
Ptn NE ¼, SW ¼, S31, T34N, R5E, W.M.  
SE ¼, SW ¼, S30, T34N, R5E, W.M.  
Gov. Lot 2, S31, T34N, R5E, W.M.  
E ½, NW ¼ S31, T34N, R5E, W.M.  
Ptn NW ¼ SE ¼ S30, T34N, R5E, W.M.  
Ptn NE ¼, SW ¼, S30, T34N, R5E, W.M.  
Ptn NE ¼ & Ptn SE ¼, S36, T34N, R4E, W.M.  
NE ¼, SW ¼ S30, T34N, R5E, W.M.

Additional Legal: Exhibits "A", "B", & "C"

Assessor's Tax Parcel Nos.: Hansen: P29886; ~~P017676~~ ~~P0135911~~ ~~P0135911~~  
P29885; & P135911  
Overlook: P104162; P30543; P29855; P104391;  
P30514; P30526; P30512; P30544; P29883;  
P30542; P29854; P30528; P29999; P30527;  
P104392; & P30517

THIS AGREEMENT is made and entered into this 23<sup>rd</sup> day of January, 2023, by NEIL P. HANSEN and FREIDA D. HANSEN, husband and wife; GREG MILLER and LISA MILLER, husband and wife; and RIVER AND VALLEY DEVELOPMENT, LLC, a Tennessee limited liability company (hereinafter collectively "Grantors"), and OVERLOOK CREST, L.L.C., a Washington limited liability company, (hereinafter "Grantee").

WHEREAS, GRANTORS are the owners of the following described real property located in Skagit County, Washington:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

AND WHEREAS, GRANTEE is the owner of the following described real property located in Skagit County, Washington:

As hereto attached in Exhibit "B" and by this reference made a part hereof.

#### GRANT OF EASEMENT

NOW THEREFORE, THE UNDERSIGNED Grantors, NEIL P. HANSEN and FREIDA D. HANSEN, husband and wife; GREG MILLER and LISA MILLER, husband and wife; and RIVER AND VALLEY DEVELOPMENT, LLC, a Tennessee limited liability company, in consideration of the mutual covenants contained herein, the receipt and sufficiency of which consideration is hereby acknowledged, convey to Grantee, OVERLOOK CREST, L.L.C., a Washington limited liability company, the following described easement:

#### 1. TEMPORARY CONSTRUCTION EASEMENT:

##### Description of Easement:

A non-exclusive easement over, under and across the Easement Area described below:

##### Easement Area:

The area subject to this Easement shall be the Grantors' property as described on Exhibit "A" and by this reference made a part hereof. An illustrative map of the Easement area is attached as Exhibit "C".

##### Duration of Easement:

The Easement shall automatically terminate on the earlier of: (i) written termination of this Easement, signed by both Grantors and Grantee and recorded with the Skagit County Auditor; or (ii) the 90<sup>th</sup> day after final approval and recording with the Skagit County Auditor, of the last phase of The Reserve at Overlook Crest, PL07-

0465.

Scope of Easement:

The Grantee shall have the right to use the Easement Area for ingress, egress, excavating, grading, filling, and installation, maintenance, repair and replacement of utilities, drainage, and other any and all other improvements which arise out of or relate to The Reserve at Overlook Crest, and/or other improvements, utilities, subdivision, drainage, clearing and/or grading of any of Grantee's property.

Payment for Easement:

As consideration for this Grantee shall pay Grantors Neil and Freida Hansen, \$1,500 for each day that construction activity by Grantee prohibits use of one or more holes on the Grantors' golf course located on the Grantors' property. However, Grantee shall pay Grantors Neil and Freida Hansen a minimum of \$50,000 as consideration for this easement, even if the total number of days that construction activity by Grantee prohibits use of one or more holes on the Grantors' golf course is less than 33 days. Grantee shall make payment to Grantors Neil and Freida Hansen, within thirty (30) days of completion of all construction activities under this Easement. If not previously applied for this or other easements, Grantee shall receive credit against the amounts owed, in the credit amount of \$10,325.71 for Grantor's 2022 real property taxes paid by Grantee.

GENERAL PROVISIONS

Grantee hereby agrees to indemnify and hold harmless Grantors, their successors and assigns, from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses which in any way relate to or arise out of the use of the Easement Area, as is described herein, by Grantee.

In the event that the Grantee causes identifiable damage to the Grantors' real property, the Easement Area, and/or any improvements thereon, then the Grantee shall, as soon as is reasonably possible, immediately restore the Grantors' real property, the Easement Area and all improvements thereon to as good or better condition as existed prior to the damage.

The benefits, burdens, and covenants of the Easement granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantors' property, the Grantee's property, the Grantors and the Grantee, 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.

This Easement 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.

This Easement may not be modified or amended except by written agreement signed and acknowledged by all parties.


If by reason of any breach or default on the part of either party hereto it becomes necessary for the other party hereto to employ an attorney, then the non-breaching party shall have and recover against the other party in addition to costs allowed by law, reasonable attorneys' fees and litigation related expenses. The non-breaching party shall be entitled to recover reasonable attorneys' fees and costs and expenses, as provided above, regardless of whether litigation is actually commenced, including fees and costs and expenses relating to bankruptcy, appeal or post judgment matters.

The parties hereto do hereby consent to jurisdiction and venue of the Superior Court of Skagit County, State of Washington.


Each party hereto has had the opportunity to have this document reviewed by counsel of their choice. No interpretation of this document shall be made based upon which party drafted the document.

THE PARTIES HEREBY ACKNOWLEDGE THAT THEY HAVE READ THIS DOCUMENT, UNDERSTAND ITS CONTENTS AND AGREE TO BE BOUND BY THE TERMS HEREOF.

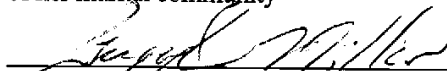
GRANTORS:



NEIL P. HANSEN, individually and on behalf of his marital community



FREIDA D. HANSEN, individually and on behalf of her marital community



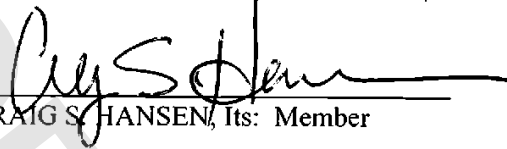
GREG MILLER, individually and on behalf of his marital community



LISA MILLER, individually and on behalf of her marital community

GRANTORS: *(continued)*

RIVER AND VALLEY DEVELOPMENT, LLC

By   
CRAIG S. HANSEN, Its: Member

GRANTEE:  
OVERLOOK CREST, L.L.C.,

By \_\_\_\_\_  
ROBERT W. JANICKI, Its: Member

*(Acknowledgments follow.)*

///

GRANTORS: *(continued)*

RIVER AND VALLEY DEVELOPMENT, LLC

By \_\_\_\_\_  
CRAIG S. HANSEN, Its: Member

GRANTEE:  
OVERLOOK CREST, L.L.C.,

  
By \_\_\_\_\_  
ROBERT W. JANICKI, Its: Member

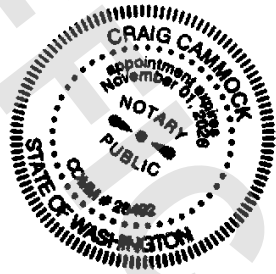
*(Acknowledgments follow.)*

///



STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

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



Dated: 2-1-23

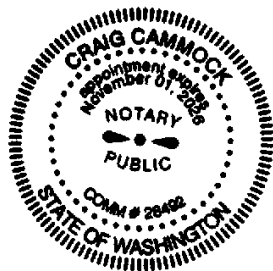
(Signature)  
NOTARY PUBLIC

CRAIG CAMMOCK  
Print Name of Notary

My appointment expires: 11-1-2026

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

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



Dated: 2-1-23

(Signature)  
NOTARY PUBLIC

CRAIG CAMMOCK  
Print Name of Notary

My appointment expires: 11-1-2026

STATE OF TENNESSEE )  
 ) ss  
COUNTY OF Anderson

I certify that I know or have satisfactory evidence that CRAIG S. HANSEN 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 Member of RIVER AND VALLEY DEVELOPMENT, L.L.C., a Tennessee limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 01-20, 2023



[Signature]  
(Signature)

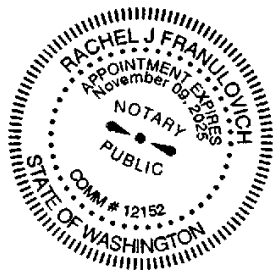
NOTARY PUBLIC  
Rhonda Foster

Print Name of Notary  
My appointment expires: 03/31/2026

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that ROBERT W. JANICKI 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 Member of OVERLOOK CREST, L.L.C., 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: January 23, 2023



[Signature]  
(Signature)

NOTARY PUBLIC  
Rachel Franulovich

Print Name of Notary  
My appointment expires: 11-09-2025

## Exhibit "A"

Legal Description of Hansen/Miller/River and Valley Development, LLC Property

**Tax Parcel Nos. P29885, P29886, P107656, P135910, & P135911:**

LOT 106, LOT 107, AND PCA TRACT B, "PHASE LOT 106, THE RESERVE AT OVERLOOK CREST, A LONG CaRD LAND DIVISION," ACCORDING TO THE MAP THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 202210070029, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (GOVERNMENT LOT 4) OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M., AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (GOVERNMENT LOT 8) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (GOVERNMENT LOT 7) OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.

Also known as, and including,

The "Hansen Tract", as shown on that certain Record of Survey for Hansen / Overlook BLA, dated October 29, 2021 and recorded December 2, 2021 under Skagit County Auditor's File Number 202112020016, which is more particularly described as follows:

LOT 3, SHORT PLAT NO. PL07-0031, APPROVED JANUARY 26, 2010 AND RECORDED JANUARY 29, 2010, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201001290077. BEING A PORTION OF GOVERNMENT LOTS 7 AND 8 IN SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.

**TOGETHER WITH** THAT PORTION OF GOVERNMENT LOTS 7 AND 8 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. AND GOVERNMENT LOT 4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M., LYING NORTHERLY AND EASTERLY OF STATE ROUTE 9.

**EXCEPT** THE SOUTH 330 FEET (20 RODS) OF SAID GOVERNMENT LOT 4.

**ALSO EXCEPT** LOT 2 OF SAID SHORT PLAT PL07-0031.

**ALSO EXCEPT** THOSE PORTIONS OF SAID GOVERNMENT LOTS 4, 7 AND 8 LYING NORTH OF AND EAST OF THE FOLLOWING DESCRIBED LINE:

**COMMENCING** AT THE SOUTH CORNER COMMON TO SAID SECTIONS 36 AND 31, AS SHOWN ON THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020016;  
**THENCE NORTH 02°04'01" EAST**, ALONG THE LINE COMMON TO SAID SECTIONS

Exhibit "A"

36 AND 31, **330.43 FEET** TO THE NORTHWEST CORNER OF SAID SOUTH 330 FEET (20 RODS) OF SAID GOVERNMENT LOT 4;

**THENCE NORTH 88°56'36" EAST**, ALONG THE NORTH LINE OF SAID SOUTH 330 FEET (20 RODS) OF GOVERNMENT LOT 4, **200.30 FEET** TO THE **TRUE POINT OF BEGINNING**;

**THENCE NORTH 02°04'01" EAST, 108.22 FEET** TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS **NORTH 23°02'58" EAST**, AND HAVING A RADIUS OF **1010.00 FEET**;  
**THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°48'15"**, AN ARC DISTANCE OF **225.71 FEET** TO SAID COMMON LINE TO SECTIONS 36 AND 31;  
**THENCE CONTINUING ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°00'54"**, AN ARC DISTANCE OF **581.98 FEET** TO A POINT OF TANGENCY;  
**THENCE NORTH 17°38'01" WEST, 460.80 FEET** TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS **SOUTH 63°54'22" WEST**, AND HAVING A RADIUS OF **1825.00 FEET**;  
**THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°26'01"**, AN ARC DISTANCE OF **236.78 FEET** TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS **NORTH 56°28'21" EAST**, AND HAVING A RADIUS OF **2175.00 FEET**;  
**THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°44'35"**, AN ARC DISTANCE OF **635.58 FEET** TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS **SOUTH 73°12'56" WEST**, AND HAVING A RADIUS OF **2325.00 FEET**;  
**THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°42'15"**, AN ARC DISTANCE OF **474.94 FEET** TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, SAID POINT BEARING **NORTH 89°13'29" WEST, 1135.11 FEET** FROM THE EAST QUARTER CORNER OF SAID SECTION 36 AS SHOWN ON

SAID RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020016, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO BEING THE **POINT OF ENDING** FOR THIS DESCRIBED LINE;

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Exhibit "A"

Exhibit "B"  
Overlook Crest, L.L.C. Legal Description

**TAX PARCEL NOS. P29855 & P29883:**

"LOT A", as shown on that certain Record of Survey for Hansen / Overlook BLA, dated October 29, 2021 and recorded December 2, 2021 under Skagit County Auditor's File Number 202112020016, which is more particularly described as follows:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOTS 7 AND 8 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID GOVERNMENT LOTS 7 AND 8 LYING EAST OF THE FOLLOWING DESCRIBED LINE:

**COMMENCING** AT THE SOUTH CORNER COMMON TO SAID SECTIONS 36 AND 31, AS SHOWN ON THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020016;

**THENCE NORTH 02°04'01" EAST**, ALONG THE LINE COMMON TO SAID SECTIONS 36 AND 31, **553.16 FEET** TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS **NORTH 35°51'13" EAST**, AND HAVING A RADIUS OF **1010.00 FEET**, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

**THENCE CONTINUING ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°00'54"**, AN ARC DISTANCE OF **581.98 FEET** TO A POINT OF TANGENCY;  
**THENCE NORTH 17°38'01" WEST, 460.80 FEET** TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS **SOUTH 63°54'22" WEST**, AND HAVING A RADIUS OF **1825.00 FEET**;  
**THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°26'01"**, AN ARC DISTANCE OF **236.78 FEET** TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS **NORTH 56°28'21" EAST**, AND HAVING A RADIUS OF **2175.00 FEET**;  
**THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°44'35"**, AN ARC DISTANCE OF **635.58 FEET** TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS **SOUTH 73°12'56" WEST**, AND HAVING A RADIUS OF **2325.00 FEET**;  
**THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°42'15"**, AN ARC DISTANCE OF **474.94 FEET** TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, SAID POINT BEARING **NORTH 89°13'29" WEST, 1135.11 FEET** FROM THE EAST QUARTER CORNER OF SAID SECTION 36 AS SHOWN ON SAID RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020016, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO BEING THE **POINT OF ENDING** FOR THIS DESCRIBED LINE.

Exhibit "B"

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**TAX PARCEL NOS. P30527, P30528, P104391 & P104392:**

"LOT B", as shown on that certain Record of Survey for Hansen / Overlook BLA, dated October 29, 2021 and recorded December 2, 2021 under Skagit County Auditor's File Number 202112020016, which is more particularly described as follows:

A TRACT OF LAND, DESCRIBED AS FOLLOWS:

GOVERNMENT LOTS 3 AND 4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M.

**EXCEPT** THE SOUTH 330 FEET (20 RODS) OF SAID GOVERNMENT LOT 4.

**ALSO EXCEPT** THAT PORTION OF SAID GOVERNMENT LOT 4 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER COMMON TO SAID SECTIONS 36 AND 31, AS SHOWN ON THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020016;

THENCE NORTH 02°04'01" EAST, ALONG THE LINE COMMON TO SAID SECTIONS 36 AND 31, 330.43 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 330 FEET (20 RODS) OF GOVERNMENT LOT 4;

THENCE NORTH 88°56'36" EAST, ALONG THE NORTH LINE OF SAID SOUTH 330 FEET (20 RODS) OF GOVERNMENT LOT 4, 200.30 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 02°04'01" EAST, 108.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 23°02'58" EAST, AND HAVING A RADIUS OF 1010.00 FEET;  
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°48'15", AN ARC DISTANCE OF 225.71 FEET TO SAID COMMON LINE TO SECTIONS 36 AND 31;  
THENCE SOUTH 02°04'01" WEST, ALONG SAID LINE COMMON TO SECTIONS 36 AND 31, 222.73 FEET, TO THE NORTHWEST CORNER OF SAID SOUTH 330 FEET (20 RODS) OF GOVERNMENT LOT 4 AND THE **TRUE POINT OF BEGINNING**.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**Tax Parcel Nos. P29854 & P29999:**

The Southeast Quarter of the Northeast Quarter and that portion of Government Lot 6, lying East of the Northern Pacific Railway right of way, in Section 36, Township 34 North, Range 4 East of the

Exhibit "B"

Willamette Meridian;

EXCEPT highway right of way.

AND EXCEPT that portion of said property described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 36;  
Thence South 89°25'43" West along the South line of said Northeast Quarter a distance of 1,208.46 feet to the true point of beginning of this description;  
Thence North 17°05'32" West, a distance of 930.67 feet;  
Thence South 74°16'52" West, a distance of 508.04 feet, more or less, to a point on the Easterly right of way line of State Highway 1-A;  
Thence in a Southerly direction along the Easterly right of way line of State Highway 1-A on a curve to the right to a point on the South line of said Northeast Quarter of said section;  
Thence North 89°25'43" East along said South line of said Northeast Quarter, a distance of 514.21 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.

**Tax Parcel Nos. P104162; P30512; P30517; P30514; P30542; P30544; P30526; & P30543:**

**PARCEL "A":**

The Northeast ¼ of the Southwest ¼ of Section 31, Township 34 North, Range 5 East, W.M.,

EXCEPT road rights of way

AND EXCEPT a tract conveyed to Skagit County by deed dated December 8, 1936, and recorded March 9, 1937, in Volume 171 of Deeds, page 345, records of Skagit County, Washington, which is more particularly described as follows:

Beginning at a point being North 18°38'30" West a distance of 1,347.6 feet from the South ¼ corner of said Section 31;  
thence North 0°19' East a distance of 120.0 feet;  
thence North 63°27'30" West a distance of 255.9 feet;  
thence South 0°19' West a distance of 240.0 feet;  
thence North 88°38' East a distance of 230.0 feet, more or less, to a point of beginning (bearings are referred to the South line of the Southwest ¼ of Section 31 as bearing North 87°36'30" East),

ALSO EXCEPT the South ½ of the Southwest ¼ of the Northeast ¼ of the Southwest ¼,

AND ALSO EXCEPT that portion of the above described property lying Southwest of the County road commonly known as Walker Valley Road conveyed to Clay Imhof by deed dated April 4, 1984, and recorded April 30, 1984, in Volume 558 of Deeds, page 252, under Auditor's File No. 8404300071, records of Skagit County, Washington.

Exhibit "B"

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 30, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Government Lot 2 in Section 31, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 31, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

The Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  in Section 30, Township 34 North, Range 5 East, W.M.,

EXCEPT County Road right of way commonly known as the Gunderson Road,

ALSO EXCEPT that portion conveyed to Skagit County for Gunderson Road #0600 by deeds recorded November 18, 1986, under Auditor's File Nos. 8611180004 and 8611180005, records of Skagit County, Washington,

AND ALSO EXCEPT that portion of said premises lying Northerly of Gunderson Road as conveyed by deeds recorded on October 31, 1988, under Auditor's File Nos. 8810310090 and 8810310091, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

The Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  in Section 30, Township 34 North, Range 5 East, W.M.,

EXCEPT County road right of way commonly known as the Gunderson Road,

ALSO EXCEPT that portion conveyed to Skagit County for Gunderson Road #0600 by deeds recorded November 18, 1986, under Auditor's File Nos. 8611180004 and 8611180005, records of

Exhibit "B"

Skagit County, Washington.

AND ALSO EXCEPT that portion of said premises lying Northerly of Gunderson Road as conveyed by deeds recorded on October 31, 1988, under Auditor's File Nos. 8810310090 and 8810310091, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Exhibit "B"

# EXHIBIT "C"

## LEGAL DESCRIPTION OF CONSTRUCTION EASEMENT

LOT 106, LOT 107, AND PCA TRACT B, "PHASE LOT 106, THE RESERVE AT OVERLOOK CREST, A LONG CARD LAND DIVISION," ACCORDING TO THE MAP THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 202210070029, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (GOVERNMENT LOT 4) OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M., AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (GOVERNMENT LOT 8) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (GOVERNMENT LOT 7) OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.

SAID EASEMENT CONTAINING 40.52 ACRES, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



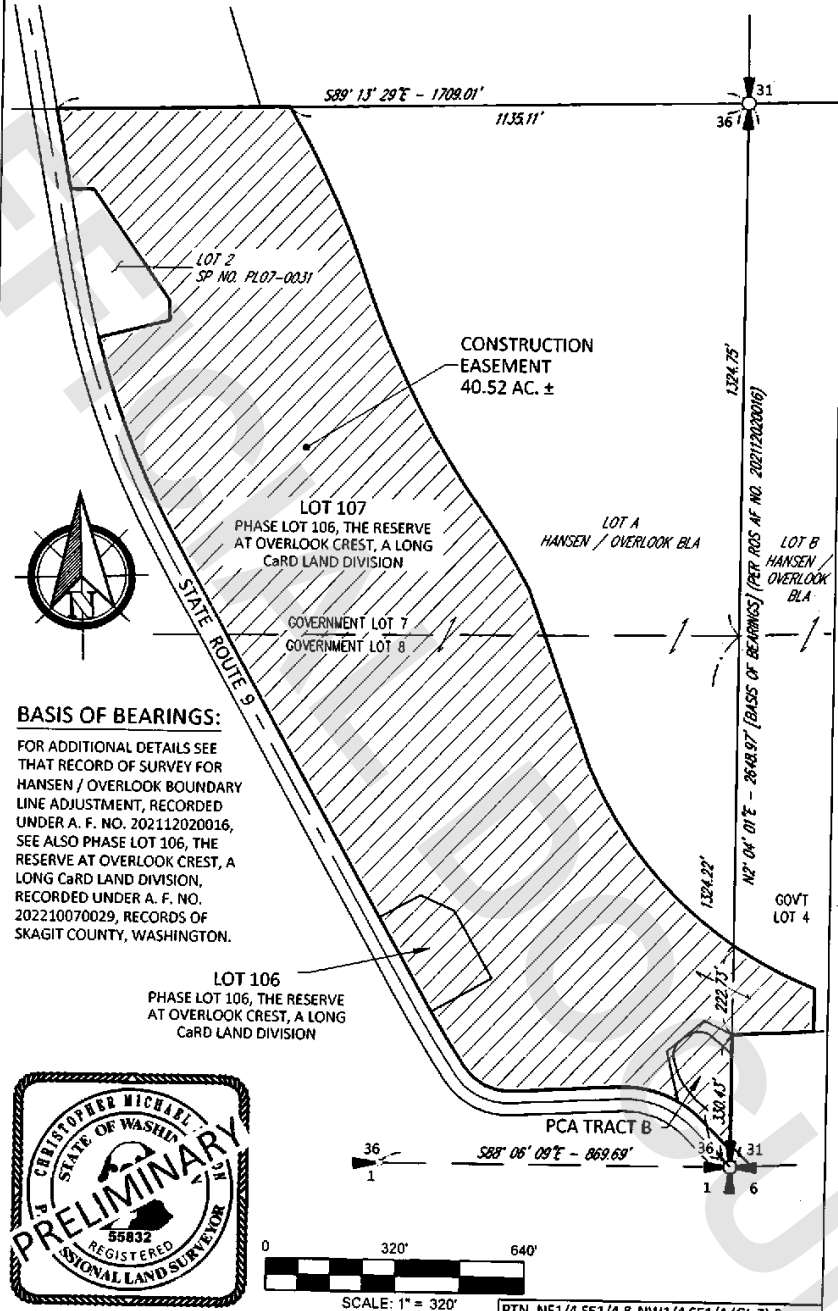
**JEPSON & ASSOCIATES**

222 GRAND AVE., SUITE C ~ BELLINGHAM, WA 98225  
PHONE: (360) 733-5760  
JOB NO. 05128.05 | DECEMBER 06, 2022



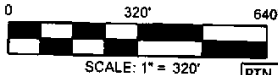
SHEET 1 of 1

**EXHIBIT "D"**  
**DEPICTION OF CONSTRUCTION EASEMENT**



**BASIS OF BEARINGS:**

FOR ADDITIONAL DETAILS SEE THAT RECORD OF SURVEY FOR HANSEN / OVERLOOK BOUNDARY LINE ADJUSTMENT, RECORDED UNDER A. F. NO. 202112020016, SEE ALSO PHASE LOT 106, THE RESERVE AT OVERLOOK CREST, A LONG CaRD LAND DIVISION, RECORDED UNDER A. F. NO. 202210070029, RECORDS OF SKAGIT COUNTY, WASHINGTON.



**JEPSON & ASSOCIATES**  
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PTN. NE1/4 SE1/4 & NW1/4 SE1/4 (GL 7) & SE1/4 SE1/4 (GL 8) SEC. 36, TWP. 34 N., RGE. 4 E. & SW1/4 SW1/4 (GL 4) SEC. 31, TWP. 34 N., RGE. 5 E., W.M. SKAGIT COUNTY, WASHINGTON	
DWG. NO.:	05128.05-ConstEsmt
DRWN BY:	SMF
CHKD BY:	CMJ
SHEET NO.:	1 of 1