

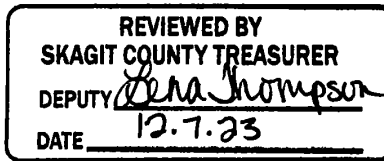


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12/07/2023 01:18 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273



Declaration of Easement for Storm Drainage

Grantor: Mount Vernon Motor Sports, LLC

Grantee: Mount Vernon Motor Sports, LLC

Legal Description: ptn Lot 5, Mount Vernon S/P LU-06-060, AFN 200807290144

Assessor's Property Tax Parcel or Account No.: P127852

Reference Nos of Documents Assigned or Released: N/A

THIS DECLARATION OF EASEMENT is made this 7 day of DECEMBER, 2023, by Mount Vernon Motor Sports, LLC, Grantor, the owner of the real property described herein.

Grantor does hereby declare the existence of a non-exclusive easement for storm drainage purposes over, across under and through the real property described in the attached Exhibit A, and impose the same as an appurtenance thereto.

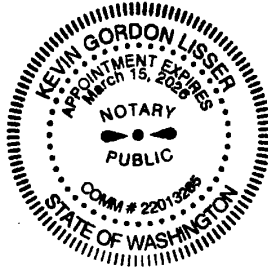
It is the Grantor's intention that the easement herein declared not be subject to merger; however, should a merger be held to exist the easement herein declared shall be conclusively deemed effective either (1) as a reservation of easement for the dominant estate upon the conveyance by Grantor, including a transfer by operation of law, of the servient property, or (2) as an affirmative grant of easement over the servient estate upon the conveyance by Grantor, including a transfer by operation of law, of the dominant property.

MOUNT VERNON MOTOR SPORTS, LLC

By: DAN SANTZ
(Printed name & title)STATE OF WASHINGTON)
: ss.
COUNTY OF SKAGIT)

On this 7 day of DECEMBER, 2023, before me personally appeared DAN SANTZ, to me known to be a governor or other authorized agent of Mount Vernon Motor Sports 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.



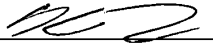

NOTARY PUBLIC in and for the State of Washington,
residing at MOUNT VERNON.
My commission expires: 3-15-26
Name: KEVIN LISSLER

Exhibit "A"

**Storm Drainage Easement
Across Portion of Mt Baker Motor Sports, LLC Parcel
(Skagit County Assessor's Parcel No. P-127852)
For the Benefit of
Mt Baker Motor Sport, LLC Parcel
(Skagit County Assessor's Parcel No. P-127853)**

A non-exclusive, mutually beneficial easement for storm drainage purposes and the maintenance thereof, over, under and across a portion of Lot 5, City of Mount Vernon Short Plat No. LU-06-060, approved July 15, 2008, recorded July 29, 2008 under Skagit County Auditor's File No. 200807290144, said easement described as lying Westerly of the following described line:

BEGINNING at the Northwest corner of said Lot 5, City of Mount Vernon Short Plat No. LU-06-060;
thence North 89°34'53" East, along the North line of said Lot 5, Short Plat No. LU-06-060, also being the South line of Lot 6 of said Short Plat No. LU-06-060, for a distance of 11.50 feet to the TRUE POINT OF BEGINNING of said line;
thence South 2°55'48" West for a distance of 190.00 feet;
thence South 0°06'31" East for a distance of 121.42 feet, more or less, to the South line of said Lot 5, Short Plat No. LU-06-060, and being the terminus of said line.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 4,110 sq ft, .01 acres



12-1-23