

FTER RECORDING RETURN TO
Kevin B. McGoffin
127 E. Fairhaven
Burlington, WA
98233

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COVENANTS, CONDITIONS AND RESTRICTIONS
OF
"CANTERSHIRE"

9409200115

This Declaration made on the date hereinafter set forth, by the undersigned owners of record title to all eleven (11) tracts of "Cantershire" as developed by recorded survey map:

A. RECITALS:

WHEREAS, about 1971, James McNally and Betty McNally, husband and wife, owned and developed real estate in Skagit County under the name of "Cantershire" by recorded survey map, comprised of eleven (11) five (5)-plus acre tracts, and with each tract benefited and/or burdened by non-exclusive easement(s) for ingress and egress upon common private roads within "Cantershire" and upon a private road between "Cantershire" and the County Road owned by the Cantershire Road and Maintenance Association, and

WHEREAS, in the conveyance instruments from McNally, husband and wife, to the purchasers of each of the eleven (11) tracts comprising "Cantershire", the seller/developer (McNally) included restrictive and affirmative conditions and covenants stating in pertinent part:

"The purchasers and their assigns partial or total, agree to pay \$10.00 annually in advance for road maintenance of the private roads within 'Cantershire'. Said maintenance company to be organized and operated by purchasers of property within 'Cantershire' with seller not to be responsible for the formation or operation of said company",

or other words to the same effect, and

WHEREAS, no separate recorded documents(s) other than the conveyances aforementioned addressed the conditions and conveyances aforementioned, and certain subsequent conveyance documents did not include the conditions and covenants aforementioned, while certain others did, and

WHEREAS, on or about May 20, 1986, and pursuant to the conditions and covenants aforementioned, the Cantershire Road and Maintenance Association was incorporated as a Washington non-profit corporation, the primary purpose of said corporation to provide for the maintenance and reconstruction of existing private roads subject to the easement rights of "Cantershire" tract owners. Bylaws were adopted on February 2, 1987, and corporate business has

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BK 1374 PG 0186

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR

'94 SEP 20 P4:21

RECORDED _____ FILED _____
REQUEST OF _____

been, and continues to be, conducted pursuant to the articles of incorporation and bylaws, and

WHEREAS, certain issues have arisen regarding the conditions and conveyances aforementioned, namely: 1) whether ownership of a tract within "Cantershire" obligates the owner(s) to membership in the corporation; and 2) whether the annual assessment can exceed \$10.00 per tract to reflect a reasonable assessment to reconstruct and maintain the common private roads; and 3) whether the common private road maintenance should include ditches and culverts under and adjacent thereto, and 4) whether each lot of a lawfully subdivided tract is bound hereby, which we will answer, and

WHEREAS, the undersigned owners of each tract comprising "Cantershire" desire to clarify, modify and/or establish restrictive and affirmative conditions and covenants regarding the maintenance of the common private roads benefiting the "Cantershire" tracts and to affirm or reaffirm that said conditions and covenants touch and concern each tract of "Cantershire" and "run with the land" as to each tract of "Cantershire",

NOW, THEREFORE, the undersigned owner(s) of each tract of "Cantershire" declare that each tract of "Cantershire", as more specifically described in attached exhibits 1-11, and to include as a "tract" any lot or parcel which results from a lawful subdivision of the original eleven (11) tracts of "Cantershire", are made subject hereto, are, and shall be held, sold, conveyed subject to the restrictions, covenants, and conditions set forth herein. These restrictions, covenants, and conditions are intended to protect the value and desirability of the aforementioned real property and to reflect common benefit and burden upon the described real properties. They shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest therein or any part thereof, as well as their heirs, successors, and assigns.

B. Conditions/Covenants:

1. Membership. Each above-described tract within "Cantershire" shall be a member of the Canterhire Road and Maintenance Association, a non-profit corporation, or, if the Cantershire Road and Maintenance Association is nonexistent or defunct, such other successor maintenance company or association to be established by a simple majority of the record title owners of the above-described tracts within "Cantershire".

2. Articles; Bylaws. Each above-described tract within "Cantershire" shall be bound by the Articles and Bylaws of the Cantershire Road and Maintenance Association,

or as amended, and such other articles, bylaws, regulations and the like of any successor maintenance company or association to be established pursuant to B.1 above.

3. Maintenance of Common Private Roads. The Cantershire Road and Maintenance Association or such other successor maintenance company or association shall, to the extent funds are available from member assessments, maintain and keep in good working order the common private roadways within "Cantershire" and the common private road between "Cantershire" and the County Road. The common private roadways shall include the ditches and culverts installed under and adjacent thereto. The extent and mode of maintenance shall be determined solely by the Association or such other successor maintenance company or association, to be guided by but not limited by the following:

a) roadways to be kept free of obstructions and with sufficient surface material and grading to permit safe ingress and egress by light vehicular traffic;

b) drainage ditches and culverts under and/or alongside the common private roads to be kept free from obstructions to the flow of surface waters and/or maintained in such a manner as to preserve the structural integrity of the roadways;

c) the Association or such other successor maintenance company or association may coordinate its efforts with each tract within "Cantershire" regarding access from the common private roads, drainage, and other pertinent issues and on terms and conditions deemed appropriate by the Association or such other successor maintenance company or association;

d) the Association or such other successor maintenance company or association should not undertake any construction, reconstruction, repair and/or maintenance of any condition caused by the development or use of any tract within "Cantershire", and which is considered by the Association or such other maintenance company or association to be beyond normal wear and tear or natural occurrence, unless the responsible tract owner(s) agree to pay in advance the cost thereof; and

e) the primary purpose is to maintain the existing common private roads at a cost which requires the least amount of assessment(s) per tract, yet provides safe and unobstructed ingress and egress to each tract.

4. Tract Owner Responsibility. No tract owner shall obstruct or hinder the access upon the common private road ways or the maintenance of same by the Association or such other successor maintenance company or association. Further, should any construction, reconstruction, repair or maintenance beyond normal wear and tear or natural occurrence be necessary upon the common private roadways, the owner(s) of the tract(s) precipitating the remedial action shall be responsible, at his/her expense, for said constitution, reconstruction, repair or maintenance. The tract owner(s) shall coordinate all remedial measures with the association or such other successor maintenance company or association.

5. Assessments. Each tract owner, for himself/herself, his/her heirs, executors, and assigns, covenants and agrees to promptly pay to the Association or successor his/her pro rata share of the annual assessed cost to maintain the common private roads aforementioned, in an amount not limited to \$10.00 per year and as determined by the bylaws of the Association or by the articles, bylaws, or regulations of such other company or association.

In addition to the regular annual assessment, the Association or successor may levy a special assessment for the purposes of enforcing these covenants or any related Association expense. Any such special assessment shall be determined by the bylaws of the Association or by the articles, bylaws, rules or regulations of such other successor company or association.

All assessments shall be joint and several personal debts and obligations of the record tract owner(s) for which the same are assessed as of the time the assessment is made, and shall be collectible as such. The amount of any assessment, whether regular or special, assessed to any tract and tract owners, plus interest at the maximum rate then permitted in the State of Washington, and costs including reasonable attorney fees, shall be a lien upon such tract.

6. Coverage/Amendment. The covenants, conditions and restrictions contained in this Declaration shall be deemed to run with the land and shall be a burden and benefit upon the tracts of "Cantershire", and shall be binding upon all persons acquiring or owning any interest therein, their grantees, successors, heirs, executors, administrators, and assigns until January 1, 2015, after which time they shall be automatically extended until terminated by an instrument approved by all of the record title tract owners of "Cantershire". This Declaration may be amended by an instrument executed and acknowledged by a two-thirds majority of the record title tract owners of "Cantershire",

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executed and acknowledged by the President and Secretary of the Association, or the successor thereto, and recorded with the Skagit County recording office.

7. Effective Date; Severability Governing Law. This Declaration shall be effective upon recording with the Skagit County Auditor. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or a portion hereof shall not affect the validity of any other portion. This Declaration shall be construed pursuant to the laws of the State of Washington.

8. Insurance. The Association or its successor shall have the authority to and may obtain any insurance coverage it deems necessary or appropriate, and to the extent reasonably feasible, as part of the general or special assessments for purposes of road maintenance.

9. Definition of Tract. Any and all reference herein to "tract" or "tracts" of "Cantershire" shall be defined to mean the original eleven (11) tracts of "Cantershire", and/or any lawfully subdivided parcel or lot of the original eleven (11) tracts of "Cantershire". It is the intent of the undersigned that should one of the eleven (11) original tracts within "Cantershire" be subdivided into one or more parcels, that each parcel become a member of the Association or its successor and pay its assessments.

10. Acknowledgment of Grant of Easement Rights. To the extent any issue may arise as to the nature of the ingress and egress rights of each tract (i.e. fee simple grant or easement), the undersigned acknowledge the grant of non-exclusive easements appurtenant for ingress and egress over and across those tracts, as defined in the legal descriptions for the tracts of "Cantershire" preceded by the language "Together With" and/or "Subject To". Said non-exclusive easements shall benefit and burden the specific tracts, shall run with the land and shall be perpetual.

DATED this 5th day of July, 1994.

Donald C. Hendrickson
DONALD C. HENDRICKSON
(Tract 1)

~~CARRIE J. HENDRICKSON~~ N/A
(Tract 1)

William V. Stolcis
WILLIAM V. STOLCIS
(Tract 2)

Nancy R. Stolcis
NANCY RUTH STOLCIS
(Tract 2)

George Bennett Gemmil, III
GEORGE BENNETT GEMMIL, III
(Tract 3)

Kathleen C. Gemmill
KATHLEEN C. GEMMILL
(Tract 3)

Connie R. Chappell
CONNIE R. CHAPPELL
(Tract 4)

Kenda L. Chappell
KENDA L. CHAPPELL
(Tract 4)

Alan J. Callery
ALAN J. CALLERY
(Tract 5)

Karen M. Callery
KAREN M. CALLERY
(Tract 5)

Terry R. Grant
TERRY R. GRANT
(Tract 6)

N.A.
Spouse (If Applicable)
(Tract 6)

James Heidingsfelder
JAMES HEIDINGSFELDER
(Tract 7)

Olive Heidingsfelder
OLIVE HEIDINGSFELDER
(Tract 7)

James F. Provost
JAMES F. PROVOST
(Tract 8)

Edith I. Provost
EDITH I. PROVOST
(Tract 8)

Jeanette C. Crocker
JEANETTE C. CROCKER
(Tract 9)

Spouse (if applicable)
(Tract 9)

George J. Wilcox
GEORGE J. WILCOX
(Tract 10)

Anita M. Wilcox
ANITA M. WILCOX
(Tract 10)

LOREN DAVID ROBINSON
(Tract 11)

Spouse (if applicable)
(Tract 11)

CANTERSHIRE

CANTERSHIRE

Nancy Holms
Association President

Alan J. Callery
Association Secretary

GEORGE BENNETT GEMMIL, III
(Tract 3)

KATHLEEN C. GEMMILL
(Tract 3)

CONNIE R. CHAPPELL
(Tract 4)

KENDA L. CHAPPELL
(Tract 4)

ALAN J. CALLERY
(Tract 5)

KAREN M. CALLERY
(Tract 5)

TERRY R. GRANT
(Tract 6)

Spouse (If Applicable)
(Tract 6)

JAMES HEIDINGSFELDER
(Tract 7)

OLIVE HEIDINGSFELDER
(Tract 7)

JAMES F. PROVOST
(Tract 8)


EDITH I. PROVOST
(Tract 8)

JEANETTE C. CROCKER
(Tract 9)

Spouse (If applicable)
(Tract 9)

GEORGE J. WILCOX
(Tract 10)

ANITA M. WILCOX
(Tract 10)


LOREN DAVID ROBINSON
(Tract 11)

Spouse (If applicable)
(Tract 11)

CANTERSHIRE

CANTERSHIRE

Association President

Association Secretary

STATE OF WASHINGTON)
County of Whatcom) ss.

On this day personally appeared before me DONALD C. HENDRICKSON and ~~EDDIE G. HENDRICKSON~~, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and volunatry act and deed for the uses and purposes mentioned.

Given under my hand and official seal this 5TH day of Aug, 1994.

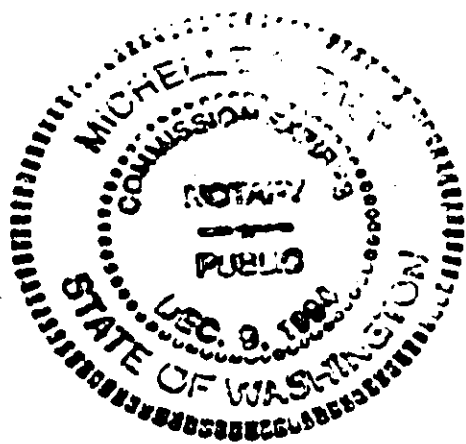
[Signature]
Notary Public in and for the State of Washington, residing at Whatcom County
My commission expires: 6/28/96

STATE OF WASHINGTON)
County of Skaagit) ss.

On this day personally appeared before me WILLIAM V. STOLCIS and NANCY RUTH STOLCIS, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and volunatry act and deed for the uses and purposes mentioned.

Given under my hand and official seal this 5th day of July, 1994.

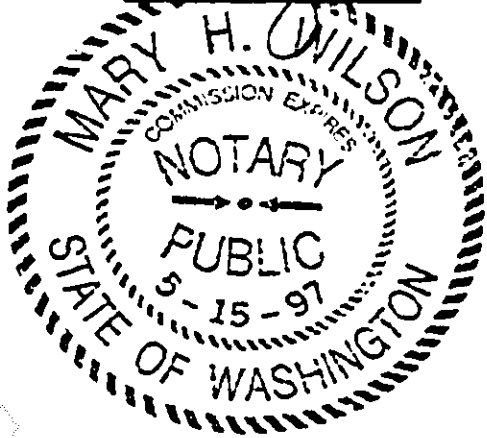
Michelle A. Falk
Notary Public in and for the State of Washington, residing at Bellingham
My commission expires: 12-9-94



STATE OF WASHINGTON)
County of Whatcom) ss.

On this day personally appeared before me GEORGE BENNETT GEMMILL, III, and KATHLEEN C. GEMILL, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and volunatry act and deed for the uses and purposes mentioned.

Given under my hand and official seal this 20 day of July, 1994.



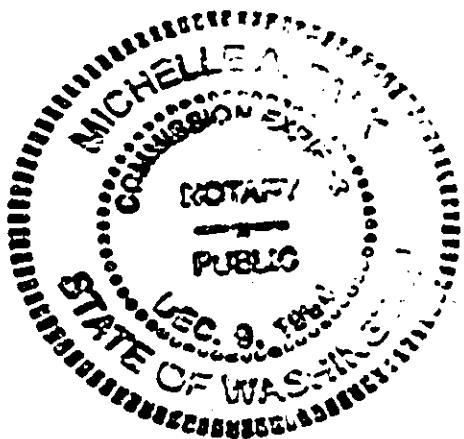
Mary H. Wilson
Notary Public in and for the State of Washington, residing at Whatcom
My commission expires: 5-15-97

MARY WILSON

STATE OF WASHINGTON)
County of Snohit) ss.

On this day personally appeared before me CONNIE R. CHAPPELL and KENDA L. CHAPPELL, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and volunatry act and deed for the uses and purposes mentioned.

Given under my hand and official seal this 5th day of July, 1994.

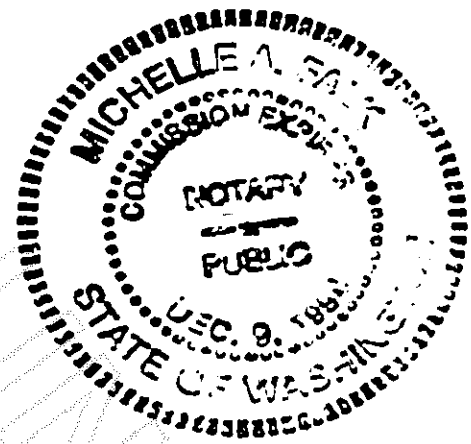


Michelle A. Falk
Notary Public in and for the State of Washington, residing at Bellingham
My commission expires: 12-9-94

STATE OF WASHINGTON)
County of Skaagit) ss.

On this day personally appeared before me ALAN J. CALLERY and KAREN M. CALLERY, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and volunatry act and deed for the uses and purposes mentioned.

Given under my hand and official seal this 5th day of July, 1994.

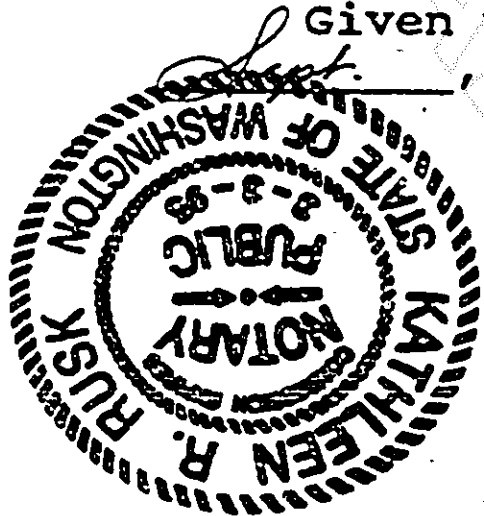


Michelle A. Falk
Notary Public in and for the State of Washington, residing at Bellingham
My commission expires: 12-9-94

STATE OF WASHINGTON)
County of Whatcom) ss.

On this day personally appeared before me TERRY R. GRANT and _____ GRANT, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and volunatry act and deed for the uses and purposes mentioned.

Given under my hand and official seal this 12th day of _____, 1994.



Kathleen Rusk
Notary Public in and for the State of Washington, residing at Bellingham
My commission expires: 3-3-95

STATE OF WASHINGTON)
County of Whatcom) ss.

On this day personally appeared before me LOREN DAVID ROBINSON and _____ ROBINSON, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and volunatry act and deed for the uses and purposes mentioned.

Given under my hand and official seal this 21 day of June, 1994.

William Martin
Notary Public in and for the State of
Washington, residing at Bow
My commission expires: 3-25-95

STATE OF WASHINGTON)
County of _____) ss.

On this day personally appeared before me _____ and _____ to me known to be the Association President and Association Secretary, respectively for CANTERSHIRE ASSOCIATION, described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and volunatry act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 1994.

Notary Public in and for the State of
Washington, residing at _____
My commission expires: _____

STATE OF WASHINGTON)
County of _____) SS.

On this day personally appeared before me LOREN DAVID ROBINSON and _____ ROBINSON, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and volunatry act and deed for the uses and purposes mentioned.

Given under my hand and official seal this _____ day of _____, 1994.

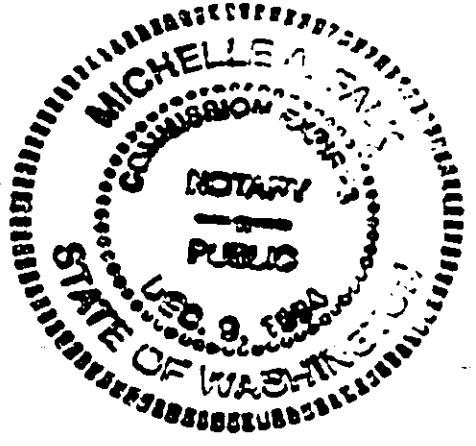
Notary Public in and for the State of Washington, residing at _____
My commission expires: _____

STATE OF WASHINGTON)
County of Skagit) SS.

On this day personally appeared before me Nancy K. Stolcis and Alan J. Callery to me known to be the Association President and Association Secretary, respectively for CANTERSHIRE ASSOCIATION, described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and volunatry act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 5th day of July, 1994.

Michelle A. Falk
Notary Public in and for the State of Washington, residing at Bellingham
My commission expires: 12-9-97



TRACT 1

That portion of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 1, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Commencing at the Northwest corner of Section 1, Township 36 North, Range 3 East, W.M.; thence South 1 degree 02'12" West along the West line of said Section 1 for a distance of 1262.68 feet to the true point of beginning; thence continuing South 1 degree 02'12" West along said West line for a distance of 269.12 feet to a point on a curve having a radius point bearing South 41 degrees 19'02" East a distance of 188.70 feet; thence along the arc of said curve in a Northeasterly direction for a distance of 138.75 feet; thence South 89 degrees 11'12" East for a distance of 200.25 feet to the beginning of a

tangent curve to the right having a radius of 90.67 feet; thence along the arc of said curve through a central angle of 89 degrees 41'00" for a distance of 141.92 feet; thence South 0 degrees 29'51" West for a distance of 283.85 feet; thence South 89 degrees 30'09" East for a distance of 237.06 feet to the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 1, Township 36 North, Range 3 East, W.M.; thence North 0 degrees 56'06" East along said East line for a distance of 595.00 feet; thence South 89 degrees 11'09" West for a distance of 636.35 feet to the true point of beginning. (Also known as Tract 1 Cantershire)

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress and egress and utilities over and across the following described tracts of land being 60.00 feet wide.

A portion of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 1, Township 36 North, Range 3 East, W.M., and of the East 1/2 of the Northeast 1/4 of Section 2, Township 36 North, Range 3 East W.M. a 60 foot wide tract of land, the centerline of which is more particularly described as follows:

Beginning at the Northwest corner of Section 1, Township 36 North, Range 3 East, W.M.; thence South 1 degree 02'12" West along the west line of said Section 1 for a distance of 1493.31 feet to a point on a curve having a radius point bearing South 34 degrees 30'17" East for a distance of 218.70 feet; thence along the arc of said curve in a Northeasterly direction for a distance of 134.81 feet; thence South 89 degrees 11'12" East for a distance of 200.25 feet to the beginning of a tangent curve to the right having a radius of 120.66 feet; thence along the arc of said curve through a central angle of 89 degrees 41'00" for a distance of 187.58 feet; thence South 0 degrees 29'51" West for a distance of 725.00 feet to the center of a cul-de-sac having a radius of 50 feet.

EXHIBIT 1

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TRACT 2

A portion of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 36 North, Range 3 East, and a portion of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 36 North, Range 3 East. Being more particularly described as follows: Commencing at the Northwest corner of said Section 1; thence S $1^{\circ} 02' 12''$ W along the West line of said Section 1 for a distance of 1457.51 feet to the True Point of Beginning; thence continuing S $1^{\circ} 02' 12''$ W along said West line for a distance of 74.30 feet to a point on a curve having a radius point, bearing S $41^{\circ} 19' 02''$ E a distance of 188.70 feet; thence along the arc of said curve in a Northeasterly direction for a distance of 138.76 feet; thence S $89^{\circ} 11' 12''$ E for a distance of 200.25 feet to the beginning of a tangent curve to the right having a radius of 90.66 feet; thence along the arc of said curve for a distance of 141.92 feet; thence S $0^{\circ} 29' 51''$ W for a distance of 230.25 feet; thence S $84^{\circ} 34' 33''$ W for a distance of 422.51 feet to the West line of said Section 1; thence S $1^{\circ} 02' 12''$ W along said West line for a distance of 30.00 feet; thence S $89^{\circ} 26' 32''$ W for a distance of 348.08 feet; thence N $77^{\circ} 27' 14''$ W for a distance of 34.34 feet; thence N $41^{\circ} 40' 11''$ E for a distance of 456.10 feet to the beginning of a tangent curve to the right having a radius of 243.70 feet; thence along the arc of said curve through a central angle of $13^{\circ} 49' 32''$ for a distance of 80.84 feet to the True Point of Beginning. Together with and subject to a Non-Exclusive Easement for ingress and egress and utilities over and across the following described tracts of land being 60.00 feet wide.

60.00 foot wide Common Easement.

A portion of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 36 North, Range 3 East and of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 36 North, Range 3 East. A 60.00 foot wide tract of land the centerline of which is more particularly described as follows: Beginning at the Northwest corner of Section 1, Township 36 North, Range 3 East thence S $1^{\circ} 02' 12''$ W along the West line of said Section 1 for a distance of 1493.31 feet to a point on a curve having a radius point, bearing S $34^{\circ} 30' 17''$ E for a distance of 218.70 feet; thence along the arc of said curve in a Northwesterly direction for a distance of 134.81 feet; thence S $89^{\circ} 11' 12''$ E for a distance of 200.25 feet to the beginning of a tangent curve to the right having a radius of 120.66 feet; thence along the arc of said curve through a central angle of $89^{\circ} 41' 00''$ for a distance of 187.58 feet; thence S $0^{\circ} 29' 51''$ W for a distance of 725.0 feet to the center of a Cul-de-Sac having a radius of 50 feet.

60.00 foot wide Common Easement.

A portion of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 36 North, Range 3 East and of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 36 North, Range 3 East. A 60.00 foot wide tract of land the centerline of which is more particularly described as follows: Beginning at the Northwest corner of Section 1, Township 36 North, Range 3 East thence S $1^{\circ} 02' 12''$ W along the West line of said Section 1 for a distance of 1493.31 feet to a point on a curve having a radius point, bearing S $34^{\circ} 30' 17''$ E for a distance of 218.70 feet; thence along the arc of said curve in a Southwesterly direction for a distance of 52.77 feet; thence S $41^{\circ} 40' 11''$ W for a distance of 523.77 feet. To the termination point for said centerline.

TRACT 3

The land referred to in this policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 1, Township 36 North, Range 3 East W.M., more particularly described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 1; thence North 1 deg. 02'12" East along the West line of said Section 1, for a distance of 340.453 feet to the true point of beginning; thence continuing North 1 deg. 02'12" East along said West line of Section 1 for a distance of 355.36 feet; thence North 84 deg. 24'33" East for a distance of 422.50 feet; thence South 0 deg. 29'51" West for a distance of 53.59 feet; thence South 89 deg. 30'09" East for a distance of 237.06 feet to the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 1; thence South 0 deg. 55'06" West along said East line for a distance of 301.42 feet; thence North 89 deg. 30'09" West for a distance of 234.76 feet; thence South 24 deg. 34'33" West for a distance of 425.86 feet to the true point of beginning; EXCEPT any portion thereof lying southerly of Bear Creek.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the following described tracts of land being 60.00 feet wide.

A portion of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 1, Township 36 North, Range 3 East W.M., and of the East 1/2 of the Northeast 1/4 of Section 2, Township 36 North, Range 3 East W.M.. A 60 foot wide tract of land, the centerline of which is more particularly described as follows:

Beginning at the Northwest corner of Section 1, Township 36 North, Range 3 East W.M.; thence South 1 deg. 02'12" West along the West line of said Section 1, for a distance of 1493.31 feet to a point on a curve having a radius point, bearing South 24 deg. 30'17" East for a distance of 213.70 feet; thence along the arc of said curve in a Northeasterly direction for a distance of 134.81 feet; thence South 89 deg. 11'12" East for a distance of 200.25 feet to the beginning of a tangent curve to the right having a radius of 120.66 feet; thence along the arc of said curve through a central angle of 89 deg. 41'00" for a distance of 187.59 feet; thence South 0 deg. 29'51" West for a distance of 551.98 feet; thence South 84 deg. 34'33" West for a distance of 950.00 feet; thence South 5 deg. 25'27" East for a distance of 29.0 feet to the center of a cul-de-sac having a radius of 50 feet.

-TRACT 4

A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH $1^{\circ}02'12''$ EAST ALONG THE WEST LINE OF SAID SECTION 1 FOR A DISTANCE OF 340.46 FEET; THENCE NORTH $84^{\circ}34'33''$ EAST FOR A DISTANCE OF 425.87 FEET; THENCE SOUTH $89^{\circ}30'09''$ EAST FOR A DISTANCE OF 234.76 FEET TO A POINT OF THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH $0^{\circ}56'06''$ WEST ALONG SAID EAST LINE FOR A DISTANCE OF 382.87 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH $89^{\circ}38'07''$ WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1 FOR A DISTANCE OF 658.64 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF BEAR CREEK.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF LAND BEING 60.00 FEET WIDE.

A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., BEING A 60.00 FOOT WIDE TRACT OF LAND, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH $1^{\circ}02'12''$ WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR A DISTANCE OF 1493.31 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH $34^{\circ}30'17''$ EAST FOR A DISTANCE OF 218.70 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 134.81 FEET; THENCE SOUTH $89^{\circ}11'12''$ EAST FOR A DISTANCE OF 200.25 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTER ANGLE OF $89^{\circ}41'00''$ FOR A DISTANCE OF 187.58 FEET; THENCE SOUTH $0^{\circ}29'51''$ WEST FOR A DISTANCE OF 551.98 FEET; THENCE SOUTH $84^{\circ}34'33''$ WEST FOR A DISTANCE OF 950.00 FEET; THENCE SOUTH $5^{\circ}25'27''$ EAST FOR A DISTANCE OF 20.00 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET.

A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., BEING A 60.00 FOOT WIDE TRACT OF LAND, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH $1^{\circ}02'12''$ WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR A DISTANCE OF 1493.31 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH $34^{\circ}30'17''$ EAST FOR A DISTANCE OF 218.70 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 134.81 FEET; THENCE SOUTH $89^{\circ}11'12''$ EAST FOR A DISTANCE OF 200.25 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}41'00''$ FOR A DISTANCE OF 187.58 FEET; THENCE SOUTH $0^{\circ}29'51''$ WEST FOR A DISTANCE OF 725.0 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

9409200115

EXHIBIT 4

BK 1374 PG 0203

TRACT 5

That portion of the Southeast $\frac{1}{2}$ of the Northeast $\frac{1}{2}$ of Section 2, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of said subdivision; thence North $1^{\circ}02'12''$ East along the East line of said subdivision, a distance of 665.82 feet; thence South $89^{\circ}26'32''$ West, a distance of 348.08 feet; thence South $1^{\circ}02'12''$ West, a distance of 655.26 feet to the South line of said subdivision; thence South $88^{\circ}49'05''$ East, a distance of 347.96 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress and utilities over and across the following described tracts of land being 60 feet wide.

+ A portion of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{2}$ of Section 1, Township 36 North, Range 3 East, W.M., and of the East $\frac{1}{2}$ of the Northeast $\frac{1}{2}$ of Section 2, Township 36 North, Range 3 East, W.M., a 60.00 foot wide tract of land the centerline of which is more particularly described as follows:

Beginning at the Northwest corner of Section 1, Township 36 North, Range 3 East, W.M.; thence South $1^{\circ}02'12''$ West along the West line of said Section 1, for a distance of 1,493.31 feet to a point on a curve having a radius point bearing South $34^{\circ}30'17''$ East, for a distance of 218.70 feet; thence along the arc of said curve in a Southwesterly direction for a distance of 52.77 feet; thence South $41^{\circ}40'11''$ West, for a distance of 523.77 feet to the termination point for said centerline.

A portion of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{2}$ of Section 1, Township 36 North, Range 3 East, W.M., and of the East $\frac{1}{2}$ of the Northeast $\frac{1}{2}$ of Section 2, Township 36 North, Range 3 East, W.M., a 60.00 foot wide tract of land, the centerline of which is more particularly described as follows:

Beginning at the Northwest corner of Section 1, Township 36 North, Range 3 East, W.M.; thence South $1^{\circ}02'12''$ West along the West line of said Section 1, for a distance of 1,493.31 feet to a point on a curve having a radius point bearing South $34^{\circ}30'17''$ East, for a distance of 218.70 feet; thence along the arc of said curve in a Northeasterly direction, for a distance of 134.81 feet; thence South $89^{\circ}11'12''$ East, for a distance of 200.25 feet to the beginning of a tangent curve to the right having a radius of 120.66 feet; thence along the arc of said curve through a central angle of $89^{\circ}41'00''$, for a distance of 187.58 feet; thence South $0^{\circ}29'51''$ West, for a distance of 551.98 feet; thence South $84^{\circ}34'33''$ West, for a distance of 950.00 feet; thence South $5^{\circ}25'27''$ East, for a distance of 20.0 feet to the center of a cul-de-sac having a radius of 50 feet.

Situate in the County of Skagit, State of Washington.

TRACT 6

A portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of said Subdivision thence N $89^{\circ} 07' 03''$ W along the North line of said Subdivision for a distance of 590.39 feet; thence S $16^{\circ} 34' 36''$ E a distance of 689.98 feet; thence N $41^{\circ} 40' 11''$ E a distance of 491.42 feet to the beginning of a tangent curve to the Right having a radius of 248.69 feet; thence along the Arc of said curve through a central angle of $18^{\circ} 37' 30''$ a distance of 80.84 feet to the East line of said Subdivision; thence N $1^{\circ} 02' 12''$ E along said East line a distance of 234.49 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR ENGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF LAND BEING 60 FEET WIDE.

A portion of the West $\frac{1}{4}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 36 North, Range 3 East and of the East $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 36 North, Range 3 East.

A 60.00 foot wide tract of land the centerline of which is more particularly described as follows:

Beginning at the Northwest corner of Section 1, Township 36 North, Range 3 East thence S $1^{\circ} 02' 12''$ W along the West line of said Section 1 for a distance of 1493.31 feet to a point on a curve having a radius point, bearing S $34^{\circ} 30' 17''$ E for a distance of 218.70 feet; thence along the arc of said curve in a Southwesterly direction for a distance of 52.77 feet; thence S $41^{\circ} 40' 11''$ W for a distance of 523.77 feet. To the termination point for said centerline.

TRACT 7

Legal Description: TRACT 7

A Portion of the SOUTHEAST 1/4 of the NORTHEAST 1/4 of SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, W. M., being more particularly described as follows:

COMMENCING at the NORTHEAST corner of said Subdivision; thence N $89^{\circ} 07' 03''$ W along the NORTH line of said Subdivision a distance of 590.39 feet to the TRUE POINT OF BEGINNING; thence S $16^{\circ} 34' 36''$ E a distance of 689.98 feet; thence S $77^{\circ} 27' 14''$ E a distance of 34.34 feet to the beginning of a curve to the Right having a radius point Bearing N $48^{\circ} 19' 49''$ W a distance of 288.09 feet; thence along the Arc of said curve in a SOUTHWESTERLY direction through a central angle of $19^{\circ} 41' 32''$ a distance of 99.01 feet to the beginning of a Compound Curve to the Right having a radius of 170.22 feet; thence along the Arc of said curve through a central angle of $36^{\circ} 29' 38''$ a distance of 108.42 feet; thence N $82^{\circ} 08' 39''$ W a distance of 100.01 feet to the beginning of a curve to the Left having a radius of 161.96 feet; thence along the Arc of said curve through a central angle of $24^{\circ} 50' 50''$ a distance of 70.24 feet; thence N $16^{\circ} 34' 36''$ W a distance of 778.63 feet to the NORTH line of said Subdivision; thence S $89^{\circ} 07' 03''$ E along said NORTH line a distance of 342.38 feet to the true point of beginning.

Subject to existing easements and dedications of Record.

Together with and subject to a non-exclusive easement for ingress and egress and utilities over and across the following described Tracts of land being 60.00 feet wide.

TRACT 7 (cont.)

60.00 foot wide Common Easement.

A Portion of the WEST 1/2 of the WEST 1/2 of the NORTHWEST 1/4 of SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, and of the EAST 1/2 of the NORTHEAST 1/4 of SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

A 60.00 foot wide tract of land the centerline of which is more particularly described as follows:

COMMENCING at the NORTHWEST corner of SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST; thence S 1° 02' 12" W along the WEST line of said SECTION 1 for a distance of 1493.31 feet to a point on a curve having a radius point, bearing S 34° 30' 17" E for a distance of 218.70 feet; thence along the arc of said curve in a SOUTHWESTERLY direction for a distance of 52.77 feet; thence S 41° 40' 11" W for a distance of 474.66 feet to the beginning of a curve to the right having a radius of 288.09 feet; thence along the arc of said curve through a central angle of 19° 41' 32" a distance of 99.01 feet to a point of compound curvature having a radius of 170.22 feet; thence along the arc of said curve through a central angle of 36° 29' 38" a distance of 108.42 feet; thence N 82° 08' 39" W along said centerline a distance of 100.01 feet to the beginning of a tangent curve to the left having a radius of 161.96 feet; thence along the arc of said curve through a central angle of 24° 50' 50" a distance of 70.24 feet to the TRUE POINT OF BEGINNING for said centerline; thence N 16° 34' 36" W along said centerline a distance of 500.00 feet to the center of a Cul-de-Sac having a radius of 50 feet and being the termination point for said centerline.

Together with and subject to a non-exclusive easement for ingress and egress and utilities over and across the following described tract of land being 60 feet wide:

60.00 foot wide Common Easement.

A portion of the WEST 1/2 of the WEST 1/2 of the NORTHWEST 1/4 of SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, and of the EAST 1/2 of the NORTHEAST 1/4 of SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST.

A 60.00 foot wide tract of land the centerline of which is more particularly described as follows:

BEGINNING at the NORTHWEST corner of SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST; thence S 1° 02' 12" W along the WEST line of said SECTION 1 for a distance of 1493.31 feet to a point on a curve having a radius point, bearing S 34° 30' 17" E for a distance of 218.70 feet; thence along the arc of said curve in a SOUTHWESTERLY direction for a distance of 52.77 feet; thence S 41° 40' 11" W for a distance of 474.66 feet to the beginning of a curve to the right having a radius of 288.09 feet; thence along the arc of said curve through a central angle of 19° 41' 32" a distance of 99.01 feet to a point of compound curvature having a radius of 170.22 feet; thence along the arc of said curve through a central angle of 36° 29' 38" a distance of 108.42 feet; thence N 82° 08' 39" W along said centerline a distance of 100.01 feet to the beginning of a tangent curve to the left having a radius of 161.96 feet; thence along the arc of said curve through a central angle of 49° 41' 40" a distance of 140.48 feet; thence S 48° 09' 41" W along the said centerline a distance of 313.70 feet to the beginning of a tangent curve to the right having a radius of 90.82 feet; thence along the arc of said curve through a central angle of 95° 30' 32" a distance of 151.39 feet; thence N 36° 19' 47" W a distance of 101.90 feet to the center of a Cul-de-Sac having a radius of 50 feet and being the termination point for said centerline.

9409200115

EXHIBIT 7-A

BK 1374 PG 0207

TRACT 8

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH $88^{\circ}49'05''$ WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 347.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH $88^{\circ}49'05''$ WEST A DISTANCE OF 300.00 FEET; THENCE NORTH $28^{\circ}22'05''$ WEST A DISTANCE OF 483.67 FEET; THENCE NORTH $42^{\circ}09'41''$ EAST A DISTANCE OF 175.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 151.96 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $49^{\circ}41'40''$ A DISTANCE OF 140.42 FEET; THENCE SOUTH $82^{\circ}08'39''$ EAST A DISTANCE OF 100.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 170.22 FEET; THENCE ALONG THE ARC OF S. . J CURVE THROUGH A CENTRAL ANGLE OF $36^{\circ}29'38''$ A DISTANCE OF 108.42 FEET TO A POINT OF COMPOUND CURVATURE HAVING

A RADIUS OF 288.09 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $19^{\circ}41'32''$ A DISTANCE OF 99.01 FEET; THENCE SOUTH $1^{\circ}02'12''$ WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 655.26 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF LAND BEING 60.00 FEET WIDE.

A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. A 60.00 FOOT WIDE TRACT OF LAND, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH $1^{\circ}02'12''$ WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR A DISTANCE OF 1493.31 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH $34^{\circ}30'17''$ EAST FOR A DISTANCE OF 218.70 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 52.77 FEET; THENCE SOUTH $41^{\circ}40'11''$ WEST FOR A DISTANCE OF 474.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 288.09 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $19^{\circ}41'32''$ A DISTANCE OF 99.01 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 170.22 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $36^{\circ}29'38''$ A DISTANCE OF 108.42 FEET; THENCE NORTH $82^{\circ}08'39''$ WEST ALONG SAID CENTERLINE A DISTANCE OF 100.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 151.96 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $49^{\circ}41'40''$ A DISTANCE OF 140.42 FEET; THENCE SOUTH $42^{\circ}09'41''$ WEST A DISTANCE OF 175.00 FEET TO THE TERMINATION POINT FOR SAID CENTERLINE.

A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. A 60.00 FOOT WIDE TRACT OF LAND, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH $1^{\circ}02'12''$ WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR A DISTANCE OF 1493.31 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH $34^{\circ}30'17''$ EAST FOR A DISTANCE OF 218.70 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 134.81 FEET; THENCE SOUTH $89^{\circ}11'12''$ EAST FOR A DISTANCE OF 200.25 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}41'00''$ FOR A DISTANCE OF 187.58 FEET; THENCE SOUTH $0^{\circ}29'51''$ WEST FOR A DISTANCE OF 551.98 FEET; THENCE SOUTH $84^{\circ}34'33''$ WEST FOR A DISTANCE OF 950.00 FEET; THENCE SOUTH $5^{\circ}25'27''$ EAST FOR A DISTANCE OF 20.0 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A

9405200115

EXHIBIT 8

BK 1374 PG 0208

TRACT 9

A portion of the southeast quarter of the northeast quarter of Section 2, Township 36 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the southeast corner of said subdivision;
thence North $88^{\circ}49'05''$ West along the South line of said subdivision a distance of 647.96 feet to the true point of beginning;
thence North $28^{\circ}22'05''$ West a distance of 483.67 feet;
thence North $27^{\circ}19'38''$ West a distance of 30.99 feet;
thence South $48^{\circ}09'41''$ West a distance of 146.46 feet to the beginning of a tangent curve to the right having a radius of 60.82 feet;
thence along the arc of said curve through a central angle of $95^{\circ}30'32''$ a distance of 101.38 feet;
thence North $36^{\circ}19'47''$ West a distance of 61.90 feet to the intersection with a curve having a radius point bearing North $73^{\circ}11'59''$ West a distance of 50.00 feet;
thence along the arc of said curve in a Northwesterly direction through a central angle of $105^{\circ}37'06''$ a distance of 92.17 feet;
thence North $88^{\circ}49'05''$ West a distance of 113 feet, more or less; to the West line of said subdivision;
thence South along said West line a distance of 470.00 feet, more or less, to the Southwest corner of said subdivision;
thence South $88^{\circ}49'05''$ East along the South line of said subdivision a distance of 648.0 feet, more or less, to the true point of beginning.

Parcel B

A non-exclusive easement for ingress and egress and utilities over and across the following described tract of land, being 60.00 feet wide; the centerline of which is more particularly described as follows:

Beginning at the Northwest corner of Section 1, Township 36 North, Range 3 East;
thence South $1^{\circ}02'12''$ West along the West line of said Section 1 for a distance of 1493.31 feet to a point on a curve having a radius point, bearing South $34^{\circ}30'17''$ East for a distance of 218.70 feet;
thence along the arc of said curve in a Southwesterly direction for a distance of 52.77 feet;

thence South $41^{\circ}40'11''$ West for a distance of 474.66 feet to the beginning of a curve to the right having a radius of 288.09 feet;
thence along the arc of said curve through a central angle of $19^{\circ}41'32''$ a distance of 99.01 feet to a point of compound curvature having a radius of 170.22 feet;
thence along the arc of said curve through a central angle of $36^{\circ}29'38''$ a distance of 108.42 feet;
thence North $82^{\circ}08'39''$ West along said centerline a distance of 100.01 feet to the beginning of a tangent curve to the left having a radius of 161.96 feet;
thence along the arc of said curve through a central angle of $45^{\circ}41'40''$ a distance of 140.48 feet;
thence South $48^{\circ}09'41''$ West along the said centerline a distance of 313.70 feet to the beginning of a tangent curve to the right having a radius of 90.82 feet;
thence along the arc of said curve through a central angle of $95^{\circ}30'32''$ a distance of 151.39 feet;
thence North $36^{\circ}19'47''$ West a distance of 101.90 feet to the center of a Cul-de-Sac having a radius of 50 feet and being the termination point for said centerline.

BK 1374 PG 0209

TRACT 10

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 22°07'10" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 522.77 FEET; THENCE SOUTH 16°34'36" EAST A DISTANCE OF 522.83 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 16°34'36" EAST A DISTANCE OF 256.00 FEET TO THE INTERSECTION WITH A POINT ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING SOUTH 16°59'29" EAST A DISTANCE OF 161.96 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 28°50'50" A DISTANCE OF 70.24 FEET; THENCE SOUTH 48°09'41" WEST A DISTANCE OF 175.00 FEET; THENCE NORTH 27°19'38" WEST A DISTANCE OF 30.99 FEET; THENCE SOUTH 48°09'41" WEST A DISTANCE OF 146.26 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 60.32 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°30'32" A DISTANCE OF 101.38 FEET; THENCE NORTH 36°19'47" WEST A DISTANCE OF 61.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 105°37'06" A DISTANCE OF 92.17 FEET; THENCE NORTH 66°09'05" WEST A DISTANCE OF 113.0 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 350.0 FEET, MORE OR LESS, TO A POINT LYING 498.75 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 69°07'53" EAST PARALLEL TO SAID NORTH LINE A DISTANCE OF 522.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF LAND BEING 60.00 FEET WIDE: A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SAID TRACT OF LAND THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH 1°02'12" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR A DISTANCE OF 1493.31 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT, BEARING SOUTH 36°30'17" EAST FOR A DISTANCE OF 218.70 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 52.77 FEET; THENCE SOUTH 27°40'11" WEST FOR A DISTANCE OF 278.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 288.09 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°41'32" A DISTANCE OF 99.01 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 170.72 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°29'38" A DISTANCE OF 108.42 FEET; THENCE NORTH 82°08'39" WEST ALONG SAID CENTERLINE A DISTANCE OF 100.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 161.96 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°50'50" A DISTANCE OF 70.24 FEET TO THE TRUE POINT OF BEGINNING FOR SAID CENTERLINE; THENCE SOUTH 22°07'10" WEST ALONG SAID CENTERLINE A DISTANCE OF 400.00 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND BEING THE TERMINATION POINT FOR SAID CENTERLINE.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND BEING 60 FEET WIDE: A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SAID TRACT OF LAND THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH 1°02'12" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR A DISTANCE OF 1493.31 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT, BEARING SOUTH 36°30'17" EAST FOR A DISTANCE OF 218.70 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 52.77 FEET; THENCE SOUTH 27°40'11" WEST FOR A DISTANCE OF 278.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 288.09 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°41'32" A DISTANCE OF 99.01 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 170.72 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°29'38" A DISTANCE OF 108.42 FEET; THENCE NORTH 82°08'39" WEST ALONG SAID CENTERLINE A DISTANCE OF 100.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 161.96 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°50'50" A DISTANCE OF 70.24 FEET; THENCE SOUTH 22°07'10" WEST ALONG THE SAID CENTERLINE A DISTANCE OF 313.70 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°30'32" A DISTANCE OF 101.38 FEET; THENCE NORTH 36°19'47" WEST A DISTANCE OF 61.90 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND BEING THE TERMINATION POINT FOR SAID CENTERLINE.

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EXHIBIT 10

TRACT 11

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°07'03" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 932.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 16°34'36" EAST A DISTANCE OF 522.83 FEET; THENCE NORTH 89°07'03" WEST PARALLEL TO SAID NORTH LINE A DISTANCE OF 522 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 500 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°07'03" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 364 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF LAND, BEING 60 FEET WIDE.

A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., A 60.00 FOOT WIDE TRACT OF LAND THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH 1°02'12" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR A DISTANCE OF 1493.31 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH 34°30'17" EAST FOR A DISTANCE OF 218.70 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 52.77 FEET; THENCE SOUTH 41°40'11" WEST FOR A DISTANCE OF 474.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 288.09 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°41'32" A DISTANCE OF 99.01 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 170.22 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°29'38" A DISTANCE OF 108.42 FEET; THENCE NORTH 82°08'39" WEST ALONG SAID CENTERLINE A DISTANCE OF 100.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 161.96 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°50'50" A DISTANCE OF 70.24 FEET TO THE TRUE POINT OF BEGINNING FOR SAID CENTERLINE; THENCE NORTH 16°34'36" WEST ALONG SAID CENTERLINE A DISTANCE OF 500.00 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND BEING THE TERMINATION POINT FOR SAID CENTERLINE.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND, BEING 60 FEET WIDE:

A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. A 60.00 FOOT WIDE TRACT OF LAND, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH 1°02'12" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR A DISTANCE OF 1493.31 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT, BEARING SOUTH 34°30'17" EAST FOR A DISTANCE OF 218.70 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 52.77 FEET; THENCE SOUTH 41°40'11" WEST FOR A DISTANCE OF 474.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 288.09 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°41'32" A DISTANCE OF 99.01 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 170.22 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°29'38" A DISTANCE OF 108.42 FEET; THENCE NORTH 82°08'39" WEST ALONG SAID CENTERLINE A DISTANCE OF 100.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 161.96 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°41'40" A DISTANCE OF 120.48 FEET; THENCE SOUTH 46°09'41" WEST ALONG THE SAID CENTERLINE A DISTANCE OF 313.70 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.82 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°30'32" A DISTANCE OF 151.39 FEET; THENCE NORTH 36°19'47" WEST A DISTANCE OF 101.90 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND BEING THE TERMINATION POINT FOR SAID CENTERLINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: Easement recorded February 3, 1972 and January 22, 1972 under Auditor's File Nos. 763731 and 764261.

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EXHIBIT 11