

21

RETURN TO:



200009150023

, Skagit County Auditor

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DOCUMENT TITLE(S) (or transactions contained herein):

Easement Grant

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

ADDITIONAL REFERENCE NUMBERS ON PAGE _____ OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

1. James Company, LLC
2. Jensen, James Darin
3. Jensen, Amy Louise
- 4.

ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. John Peta & Sons, Inc.
2. James Company LLC
3. Jensen, James Darin
4. Jensen, Amy Louise

ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):

NE 1/4 of NE 1/4 of Section 24, Township 36 N, Range 3 E, W.M.
and a portion of Government Lot 1, Government Lot 2, and the SE 1/4
of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 19,
Township 36 N, Range 4 E, W.M., ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.

ASSESSOR'S PARCEL/TAX I.D. NUMBER: P115715, P49458

TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.

EASEMENT GRANT

This Easement Grant is made between JAMES COMPANY LLC and JAMES DARIN and AMY LOUISE JENSEN, (hereinafter referred to as the "Grantors"), and JOHN D. PETH & SONS INC., JAMES COMPANY LLC, JAMES DARIN and AMY LOUISE JENSEN, husband and wife, (hereinafter referred to as the "Grantees").

The following recitals of fact are a material part of this instrument:

A. The Grantors are the sole owners in fee simple of a tract of land which is hereinafter referred to as "Burdened Parcels" and which is legally described as follows :

See attached Exhibit A.

B. The Grantees are the sole owners of land which is hereinafter referred to as "Benefited Parcels" and which are legally described as follows :

See attached Exhibit B.

C. The Grantors wish to grant and the Grantees wish to receive an easement over, under and across portions of Burdened Parcels. The easement is hereinafter referred to as the "Easement Area" and which is described as follows:

See attached Exhibit C.

D. Under the easement grant, Grantors are required to keep the water supplied from said water wells free from impurities which might be injurious to the public health.

Now, therefore, in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and restrictions are made by the Grantors:

1. GRANT OF EASEMENT. The Grantors hereby grant to the Grantees, as and for an easement appurtenant to the Benefited Parcels, a perpetual easement for ingress and egress for the installation, maintenance and operation of water wells upon, over, under and across the Easement Area, identified in Exhibit C.

2. RESTRICTIONS ON USE OF EASEMENT AREA. Use of the Easement Area is intended to be consistent with the needs of lawful residential use of the Benefited Parcels, but is not confined to present uses of Benefited Parcels, the present buildings thereon, or present means of transportation or of supplying utility services.

Grantors agree and covenant that Grantors, his heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of Grantors and within 100 (One Hundred) feet of the existing wells herein described, any potential source of contamination, such as septic tanks and drainfields, sewer lines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.

3. ADDITIONS TO DOMINANT ESTATE. The easement contained herein shall also become appurtenant to any land which is contiguous to the Benefited Parcels and that may hereafter come into common ownership with the Benefited Parcels. An area physically separated from the Benefited Parcels but having access thereto by means of public ways or private easements, rights or licenses shall be deemed to be contiguous to the Benefited Parcels.

4. DIVISION OF DOMINANT ESTATE. If the Benefited Parcels are hereafter divided by lawful separation of ownership or by lease, all parts shall enjoy the benefit of the easements hereby created.

5. RUNNING OF BENEFITS AND BURDENS. The grant of easement contained herein, along with any and all benefits and burdens arising therefrom, and all covenants, conditions, restrictions and reservations included herein are intended to become, and by the recordation of this instrument shall be conclusively deemed to be legal and equitable servitudes which shall run with the land of the above-described Parcels owned by Grantors and Grantees, and which shall be binding upon the Parcels, and upon their respective owners and occupiers, and upon the respective heirs, personal representatives, successors and assigns of such parties, through all successive transfers of the Parcels and/or the granting of any security interests therein, without requirement of further specific reference or inclusion in deeds, contracts or security instruments, and regardless of any subsequent forfeiture, foreclosures, or sales under security instruments, or of any forfeiture, foreclosures, or sales instituted for nonpayment of governmental tax, levy or assessment of any kind.

6. CONSTRUCTION. The rule of strict construction does not apply to this grant. This grant shall be given a reasonable construction so that the intention of the parties to confer usable rights of enjoyment in the Grantees are carried out.

IN WITNESS WHEREOF the Grantors have caused this instrument to be executed this 9th day of September, 2000.

JAMES COMPANY LLC

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 15 2000

Amount Paid \$ 0
By Skagit Co. Treasurer Deputy
Lp

Genevieve Elton
GENEVIEVE ELTON, Managing Member

[Signature]
JAMES DARIN JENSEN

Amy Louise Jensen
AMY LOUISE JENSEN



200009150023
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that GENEVIEVE ELTON, is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a the Managing member the of JAMES COMPANY LLC, to be the free and voluntary act of said party for the uses and purposes therein mentioned in the instrument.

DATED this 14 day of Sept, 2000.

Karan I Thorson

Print Name: Karan I Thorson
NOTARY PUBLIC for the State of Washington.
My Commission expires 3-1-01

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I hereby certify that I know or have satisfactory evidence that JAMES DARIN JENSEN 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 this 13 day of Sept, 2000.

Karan I Thorson

Print Name: Karan I Thorson
NOTARY PUBLIC for the State of Washington.
My Commission expires 3-1-01



200009150023
, Skagit County Auditor

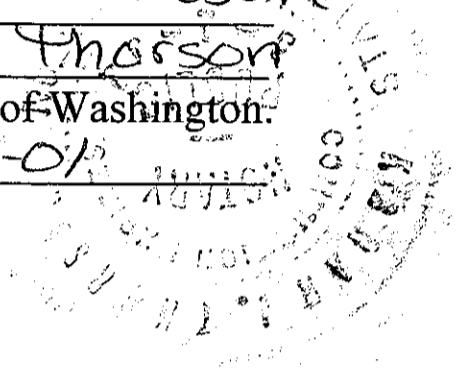
9/15/2000 Page 4 of 21, 10:04:00AM

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I hereby certify that I know or have satisfactory evidence that AMY LOUISE JENSEN 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 this 14 day of Sept, 2000.

Karan I Thorsen
Print Name: Karan I Thorsen
NOTARY PUBLIC for the State of Washington:
My Commission expires 3-1-01



Skagit
Surveyors & Engineers LLC

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION
FOR
JOHN PETH & SONS, INC.
OF
PARCEL 4 - AFTER BOUNDARY LINE ADJUSTMENT

May 10, 1999

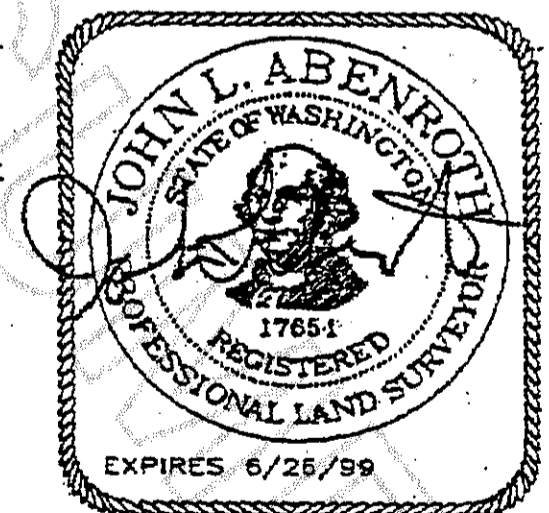
That portion of the northeast quarter of the northeast quarter of Section 24, Township 36 North, Range 3 East, W.M. and that portion of Government Lot 1, Government Lot 2, and the southeast quarter of the northwest quarter of Section 19, Township 36 North, Range 4 East, W.M. described as follows:

Beginning at the southwest corner of Government Lot 1 of said Section 19 (the west line of said Section 19 bears $N00^{\circ}10'49''W$); thence $N05^{\circ}13'21''W$, a distance of 341.32 feet; thence $N67^{\circ}34'15''E$, a distance of 353.41 feet; thence $S73^{\circ}54'46''E$, a distance of 30.00 feet to the point of curvature of a non tangent curve to the left having a chord bearing of $S43^{\circ}10'28''E$ and a radius of 115.00 feet; thence southerly and easterly along said curve through a central angle of $118^{\circ}31'25''$ and an arc length of 237.89 feet to the point of reverse curvature with a curve to the right having a radius of 186.85 feet; thence easterly along said curve through a central angle of $61^{\circ}56'19''$ and an arc length of 201.99 feet; thence $S40^{\circ}29'52''E$, a distance of 67.47 feet to the point of curvature of a curve to the left having a radius of 150.27 feet; thence easterly along said curve through a central angle of $33^{\circ}59'41''$ and an arc length of 89.16 feet; thence $S15^{\circ}30'27''W$, a distance of 211.18 feet to a point on the south line of said Government Lot 1 which lies $S86^{\circ}40'31''E$, a distance of 704.65 feet from the southwest corner thereof; thence continuing $S15^{\circ}30'27''W$, a distance of 37.65 feet; thence $S56^{\circ}22'22''E$, a distance of 904.18 feet to the northwesterly line of the Colony Road; thence $S33^{\circ}50'06''W$ along said line of Colony Road, a distance of 64.00 feet to the south line of the north 20 acres of that portion of the southeast quarter of the northwest quarter and Government Lot 2 of said Section 19 lying west of the county road as laid out and established on November 1, 1929; thence $N86^{\circ}40'31''W$ along the south line of said 20 acres, a distance of 1411.29 feet to the west line of said Government Lot 2; thence

Page 1 of 2 Pages

EXHIBIT

A-1



5/19/99



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Skagit
Surveyors & Engineers LLC

806 Melcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

N00°10'49"W along said west line, a distance of 549.19 feet to the point of beginning of this description.

Containing 20.00 acres.

Situated in Skagit County, Washington.

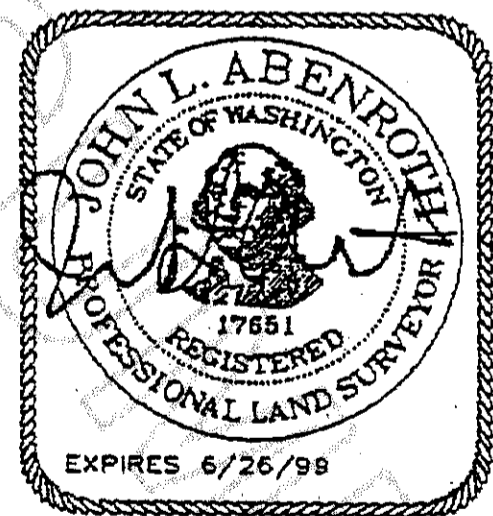


EXHIBIT A-2

5/19/99



200009150023

Skagit County Auditor



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION
FOR
JOHN PETH & SONS, INC.
OF
PARCEL 5 - AFTER BOUNDARY LINE ADJUSTMENT

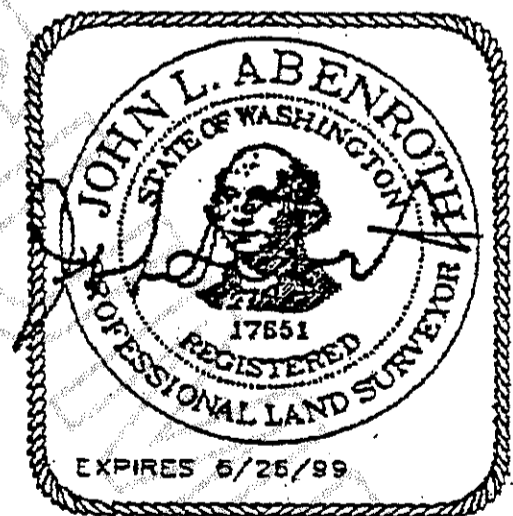
May 10, 1999

That portion of Government Lot 1, Government Lot 2, the northeast quarter of the northwest quarter and the southeast quarter of the northwest quarter of Section 19, Township 36 North, Range 4 East, W.M. described as follows:

Beginning at a point on the south line of said Government Lot 1 which lies S86°40'31"E, a distance of 704.65 feet from the southwest corner thereof; thence N15°30'27"E, a distance of 211.18 feet to a point on a non tangent curve to the left having a chord bearing of S85°49'51"E and a radius of 150.27 feet; thence easterly along said curve through a central angle of 22°40'36" and an arc length of 59.47 feet; thence N82°49'51"E, a distance of 98.22 feet; thence N07°10'09"W, a distance of 30.00 feet; thence N45°17'49"E, a distance of 340.99 feet; thence N04°46'41"E, a distance of 185.84 feet; thence S80°28'24"E, a distance of 771.16 feet to the westerly line of the Colony Road; thence S11°12'06"W along said line of Colony Road, a distance of 286.90 feet to the point of curvature of a curve to the right having a radius of 1115.92 feet; thence southerly along said curve through a central angle of 22°38'00" and an arc length of 440.82 feet; thence S33°50'06"W along said line of Colony Road, a distance of 469.10 feet to a point which lies N33°50'06"E, a distance of 64.00 feet from the south line of the north 20 acres of that portion of the southeast quarter of the northwest quarter and Government Lot 2 of said Section 19 lying west of the county road as laid out and established on November 1, 1929; thence N56°22'22"W, a distance of 904.18 feet; thence N15°30'27"E, a distance of 37.65 feet to the point of beginning of this description.

Containing 20.00 acres.

Situated in Skagit County, Washington.



5/19/99

EXHIBIT A-3



200009150023

, Skagit County Auditor

LEGAL DESCRIPTION
FOR
JOHN PETH & SONS, INC.
OF
PARCEL 1 - AFTER BOUNDARY LINE ADJUSTMENT

May 10, 1999

That portion of the northeast quarter of the northeast quarter of Section 24, Township 36 North, Range 3 East, W.M. and that portion of Government Lot 1 of Section 19, Township 36 North, Range 4 East, W.M. described as follows:

Beginning at the southeast corner of the northeast quarter of the northeast quarter of said Section 24; thence N88°29'52"W along the south line thereof, a distance of 1248.14 feet; thence N24°28'14"E, a distance of 887.24 feet; thence S88°27'07"E parallel with the north line of said Section 24, a distance of 943.79 feet; thence S11°14'01"W, a distance of 484.14 feet; thence S05°13'21"E, a distance of 341.32 feet to the point of beginning of this description.

Containing 20.01 acres.

Situated in Skagit County, Washington.

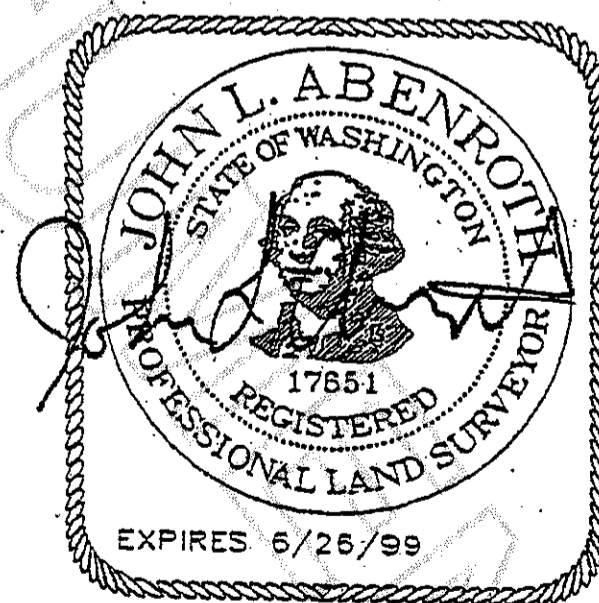


EXHIBIT B-1

5/19/99



200009150023

Skagit County Auditor



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION

FOR

JOHN PETH & SONS, INC.

OF

PARCEL 2 - AFTER BOUNDARY LINE ADJUSTMENT

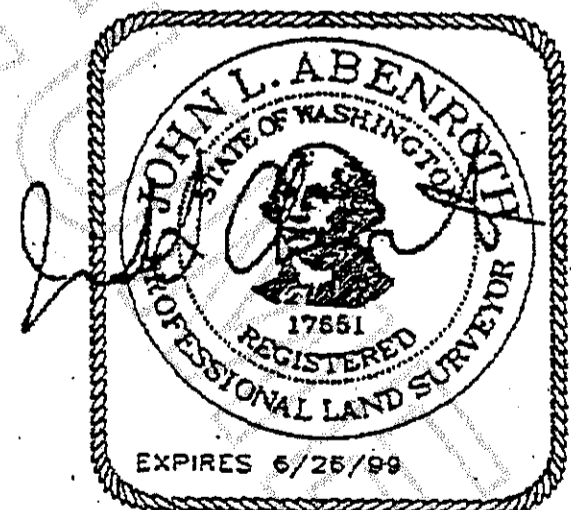
May 10, 1999

That portion of the northeast quarter of the northeast quarter of Section 24, Township 36 North, Range 3 East, W.M. and that portion of Government Lot 1 of Section 19, Township 36 North, Range 4 East, W.M. described as follows:

Beginning at a point on the south line of the northeast quarter of the northeast quarter of said Section 24 which lies $N88^{\circ}29'52''W$, a distance of 1248.14 feet from the southeast corner thereof; thence $N24^{\circ}28'14''E$, a distance of 887.24 feet; thence $S88^{\circ}27'07''E$ parallel with the north line of said northeast quarter of the northeast quarter, a distance of 943.79 feet; thence $N13^{\circ}16'20''W$, a distance of 511.16 feet to the north line of said northeast quarter of the northeast quarter; thence $N88^{\circ}27'07''W$ along said north line, a distance of 1279.87 feet to the northwest corner thereof; thence $S00^{\circ}41'26''E$ along the west line of said northeast quarter of the northeast quarter, a distance of 1312.39 feet to the southwest corner thereof; thence $S88^{\circ}29'52''E$ along the south line of said northeast quarter of the northeast quarter, a distance of 70.00 feet to the point of beginning of this description.

Containing 20.01 acres.

Situated in Skagit County, Washington.



5/19/99

EXHIBIT B-2



200009150023

Skagit County Auditor



806 Melcoff St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION

FOR

JOHN PETH & SONS, INC.

OF

PARCEL 3 - AFTER BOUNDARY LINE ADJUSTMENT

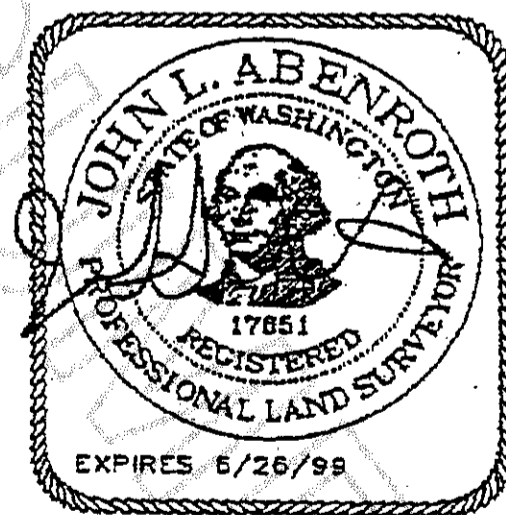
May 10, 1999

That portion of the northeast quarter of the northeast quarter of Section 24, Township 36 North, Range 3 East, W.M. and that portion of Government Lot 1 of Section 19, Township 36 North, Range 4 East, W.M. described as follows:

Commencing at the southwest corner of Government Lot 1 of said Section 19, (the west line of said Section 19 bears $N00^{\circ}10'49''W$); thence $N05^{\circ}13'21''E$, a distance of 341.32 feet to the point of beginning of this description; thence $N67^{\circ}34'15''E$, a distance of 353.41 feet; thence $S73^{\circ}54'46''E$, a distance of 30.00 feet to a on a non tangent curve to the left having a chord bearing of $S43^{\circ}10'28''E$ and a radius of 115.00 feet; thence southerly and easterly along said curve through a central angle of $118^{\circ}31'25''$ and an arc length of 237.89 feet to the point of reverse curvature with a curve to the right having a radius of 186.85 feet; thence easterly along said curve through a central angle of $61^{\circ}56'19''$ and an arc length of 201.99 feet; thence $S40^{\circ}29'52''W$, a distance of 67.47 feet to the point of curvature of a curve to the left having a radius of 150.27 feet; thence easterly along said curve through a central angle of $56^{\circ}40'17''$ and an arc length of 148.63 feet; thence $N82^{\circ}49'51''E$, a distance of 98.22 feet; thence $N07^{\circ}10'09''W$, a distance of 30.00 feet; thence $N45^{\circ}17'49''E$, a distance of 340.99 feet; thence $N04^{\circ}46'41''E$, a distance of 185.84 feet; thence $N13^{\circ}28'37''W$, a distance of 338.38 feet; thence $N88^{\circ}59'07''W$, a distance of 623.28 feet; thence $N06^{\circ}29'49''W$, a distance of 323.51 feet to the north line of Government Lot 1 of said Section 19; thence $N86^{\circ}50'58''W$ along said north line, a distance of 436.54 feet; thence $N88^{\circ}27'07''W$ along the north line of said Section 24, a distance of 50.00 feet to a point which lies 1279.87 feet from the northwest corner of the northeast quarter of the northeast quarter of said Section 24; thence $S13^{\circ}16'20''E$, a distance of 511.16 feet; thence $S11^{\circ}14'01''W$, a distance of 484.14 feet; to the point of beginning of this description.

Containing 20.20 acres.

Situated in Skagit County, Washington.



5/19/99

EXHIBIT B-3



200009150023

, Skagit County Auditor

Skagit
Surveyors & Engineers, LLC

805 Melcott St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1858

LEGAL DESCRIPTION

FOR

JOHN PETH & SONS, INC.

OF

PARCEL 6 - AFTER BOUNDARY LINE ADJUSTMENT

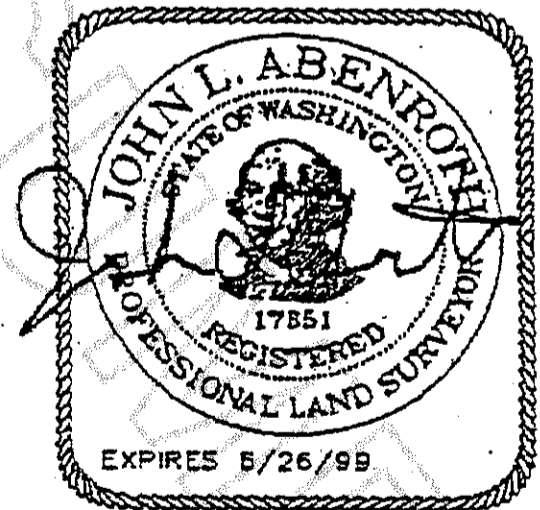
May 10, 1999

That portion of Government Lot 4 of Section 18, Township 36 North, Range 4 East, W.M.; and that portion of the Government Lot 1 and the northeast quarter of the northwest quarter of Section 19, Township 36 North, Range 4 East, W.M.; described as follows:

Beginning a point on the south line of Government Lot 4 of said Section 18 which lies S86°50'58"E, a distance of 436.54 feet from the southwest corner thereof; thence N06°29'49"W, a distance of 327.78 feet; thence N81°01'50"E, a distance of 432.32 feet; thence N60°30'10"E, a distance of 203.23 feet; thence S56°54'25"E, a distance of 518.35 feet to a point on the east line of said Government Lot 4 which is 265 feet north of the southeast corner thereof; thence S01°05'51"W along said east line, a distance of 265.00 feet to the southeast corner of said Government Lot 4; thence S34°25'05"E, a distance of 317.78 feet; thence S09°31'36"W, a distance of 415.02; thence N80°28'24"W, a distance of 371.16 feet; thence N13°28'27"W, a distance of 338.38 feet; N88°59'07"W, a distance of 623.28 feet; thence N06°29'49"W, a distance of 323.51 feet to the point of beginning of this description.

Containing 20.28 acres.

Situated in Skagit County, Washington.



5/19/99

EXHIBIT

B-4



200009150023

Skagit County Auditor

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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION
FOR
JOHN PETH & SONS, INC.
OF
PARCEL 7 - AFTER BOUNDARY LINE ADJUSTMENT

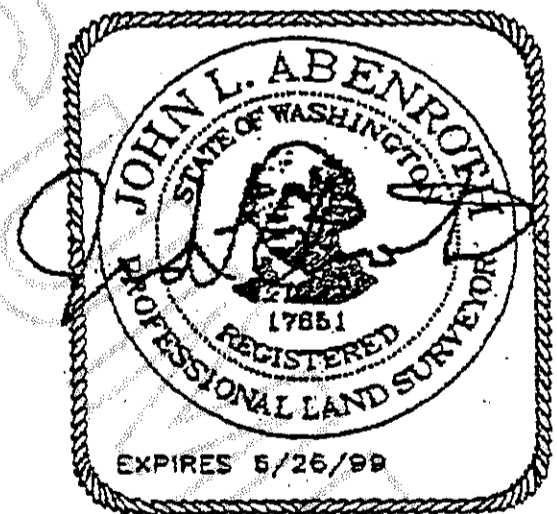
May 10, 1999

That portion of Government Lot 4 of Section 18, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the southwest corner of said Government Lot 4; thence S86°50'58"E along the south line thereof, a distance of 436.54 feet; thence N06°29'49"W, a distance of 327.78 feet; thence N81°01'50"E, a distance of 432.32 feet; thence N60°30'10"E, a distance of 203.23 feet; thence N11°34'42"E, a distance of 276.30 feet; thence N01°05'51"E, a distance of 504.01 feet to a point on the north line of said Government Lot 4 which is 143.55 feet west of the southwest corner of the east 245.84 feet of said Government Lot 4; thence N87°25'56"W along the north line of said Government Lot 4, a distance of 592.73 feet; thence S23°32'39"W, a distance of 608.04 feet; thence N89°07'08"W, a distance of 221.81 feet to a point on the west line of said Government Lot 4 which is 716.38 feet north of the southwest corner thereof; thence S00°52'52"W along said west line, a distance of 716.38 feet to the point of beginning of this description.

Containing 20.60 acres.

Situated in Skagit County, Washington.



5/19/99

EXHIBIT B-5



200009150023

Skagit County Auditor



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1858

LEGAL DESCRIPTION

FOR

JOHN PETH & SONS, INC.

OF

PARCEL 8 - AFTER BOUNDARY LINE ADJUSTMENT

May 10, 1999

That portion of Government Lot 3 and Government Lot 4 of Section 18, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the southwest corner of said Government Lot 3; thence $N00^{\circ}52'52''E$ along the west line thereof, a distance of 1290.91 feet to the northwest corner of said Government Lot 3; thence $S88^{\circ}00'24''E$ along the north line thereof, a distance of 1197.21 feet to the northwest corner of the east 245.84 feet of said Government Lot 3; thence $S01^{\circ}05'51''W$ along the west line of said east 245.84 feet, a distance of 1302.78 feet to the south line of said Government Lot 3; thence $N87^{\circ}25'56''W$ along the south line of said Government Lot 3, a distance of 736.29 feet; thence $S23^{\circ}32'39''W$, a distance of 608.04; thence $N89^{\circ}07'08''W$, a distance of 221.81 feet to a point on the west line of said Government Lot 4 which is 716.38 feet north of the southwest corner thereof; thence $N00^{\circ}52'52''E$ along the west line of said Government Lot 4, a distance of 574.53 feet to the point of beginning of this description.

Containing 40.00 acres.

Situated in Skagit County, Washington.



5/19/99

EXHIBIT

B-6



200009150023
Skagit County Auditor



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION

FOR

JOHN PETH & SONS, INC.

OF

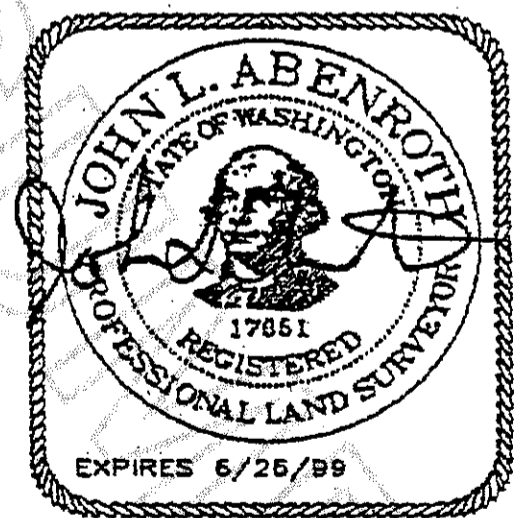
PARCEL 9 - AFTER BOUNDARY LINE ADJUSTMENT

May 10, 1999

The northeast quarter of the southeast quarter and the south 13.5 feet of the southeast quarter of the northeast quarter of Section 13, Township 36 North, Range 3 East, W.M.

Containing 40.00 acres.

Situated in Skagit County, Washington.



EXHIBIT

B-7

5/19/99



200009150023

, Skagit County Auditor

9/15/2000 Page 15 of 21 10:04:00AM



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

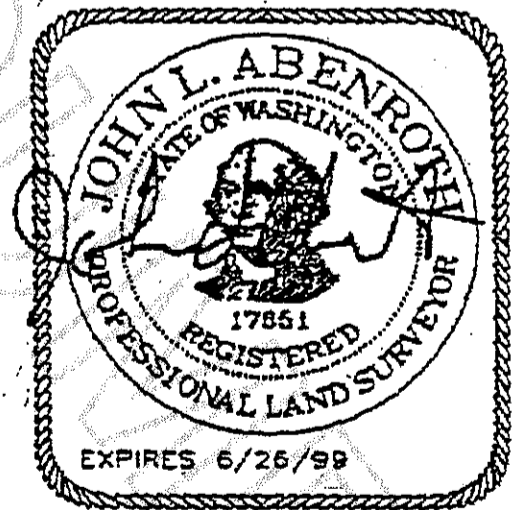
LEGAL DESCRIPTION
FOR
JOHN PETH & SONS, INC.
OF
PARCEL 10 - AFTER BOUNDARY LINE ADJUSTMENT

May 10, 1999

The southeast quarter of the northeast quarter and the south 22.06 feet of the northeast quarter of the northeast quarter of Section 13, Township 36 North, Range 3 East, W.M.;
EXCEPT the south 13.5 feet of said southeast quarter of the northeast quarter.

Containing 40.00 acres.

Situated in Skagit County, Washington.



EXHIBIT

B-8



200009150023

Skagit County Auditor



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION

FOR

JOHN PETH & SONS, INC.

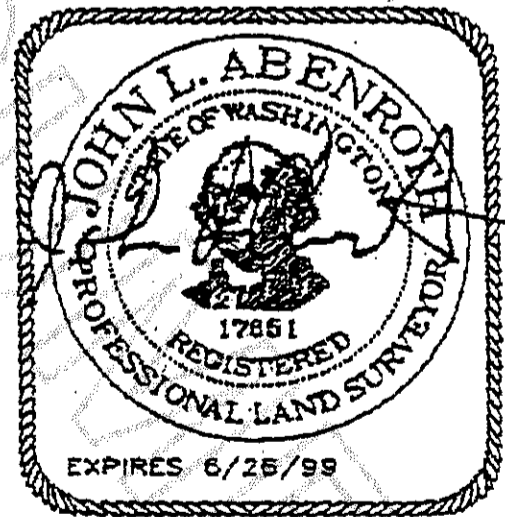
OF

PARCEL 11 - AFTER BOUNDARY LINE ADJUSTMENT

May 10, 1999

That portion of the northeast quarter of the northeast quarter of Section 13, Township 36 North, Range 3 East, W.M.; and that portion of Government Lot 1, Government Lot 2, Government Lot 3, Government Lot 4, the southeast quarter of the northwest quarter, the northeast quarter of the southwest quarter, and the southeast quarter of the southwest quarter of Section 18, Township 36 North, Range 4 East, W.M.; and that portion of the northeast quarter of the northwest quarter of Section 19, Township 36 North, Range 4 East, W.M. described as follows:

Beginning at the northeast corner of the northeast quarter of the northeast quarter of said Section 13; thence $N88^{\circ}35'29''W$ along the north line thereof, a distance of 1347.71 feet to the northwest corner of said northeast quarter of the northeast quarter; thence $S00^{\circ}40'57''W$ along the west line thereof, a distance of 1268.63 feet to the north line of the south 22.06 feet of said northeast quarter of the northeast quarter; thence $S88^{\circ}34'48''E$ along the north line of said south 22.06 feet, a distance of 1343.32 feet to the west line of said Government Lot 1; thence $S00^{\circ}52'52''W$ along said west line and the west line of said Government Lot 2, a distance of 1312.97 feet to the northwest corner of said Government Lot 3; thence $S88^{\circ}00'24''E$ along the north line thereof, a distance of 1197.21 feet to the northwest corner of the east 245.84 feet of said Government Lot 3; thence $S01^{\circ}05'51''W$ along the west line of said east 245.84 feet, a distance of 1302.78 feet to the north line of said Government Lot 4; thence $N87^{\circ}25'56''W$ along said north line, a distance of 143.55 feet; thence $S01^{\circ}05'51''W$, a distance of 504.01 feet; thence $S11^{\circ}34'42''W$, a distance of 276.30; thence $S56^{\circ}54'25''E$, a distance of 518.35 feet to a point on the west line of said Government Lot 4 which is 265 feet north of the southeast corner thereof; thence $S01^{\circ}05'51''W$ along said west line, a distance of 265.00 feet; thence $S34^{\circ}25'05''E$, a distance of 313.78 feet; thence $S09^{\circ}31'36''W$, a distance of



5/19/99

EXHIBIT

B-9



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Skagit County Auditor

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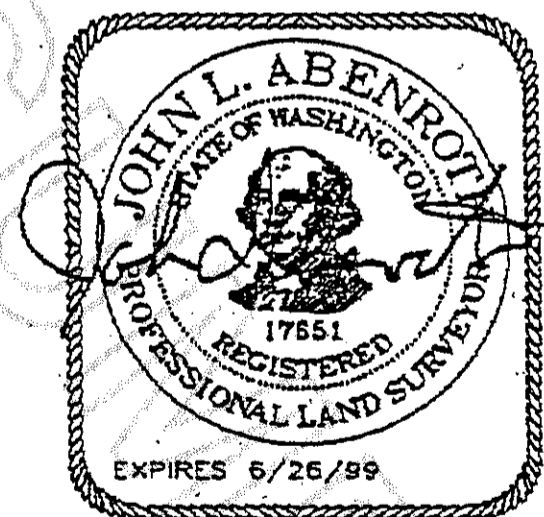
Skagit
Surveyors & Engineers LLC

806 Melcoff St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

415.02 feet; thence S80°28'24"E, a distance of 400.00 feet to the west line of the Colony Road; thence northerly along the west line of Colony Road, a distance of 3,196 feet, more or less, to the west line of Interstate 5; thence northwesterly along the west line of Interstate 5; a distance of 3,340 feet, more or less, to the north line of Government Lot 1 in said Section 18; thence N88°59'44"W along said north line, a distance of 557.07 feet to the point of beginning of this description.

Containing 186.31 acres.

Situated in Skagit County, Washington.



5/19/99

EXHIBIT

B-10



200009150023

, Skagit County Auditor

BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
for Dan & Jay Peth showing
"Legal Lots of Record" after boundary line adjustment

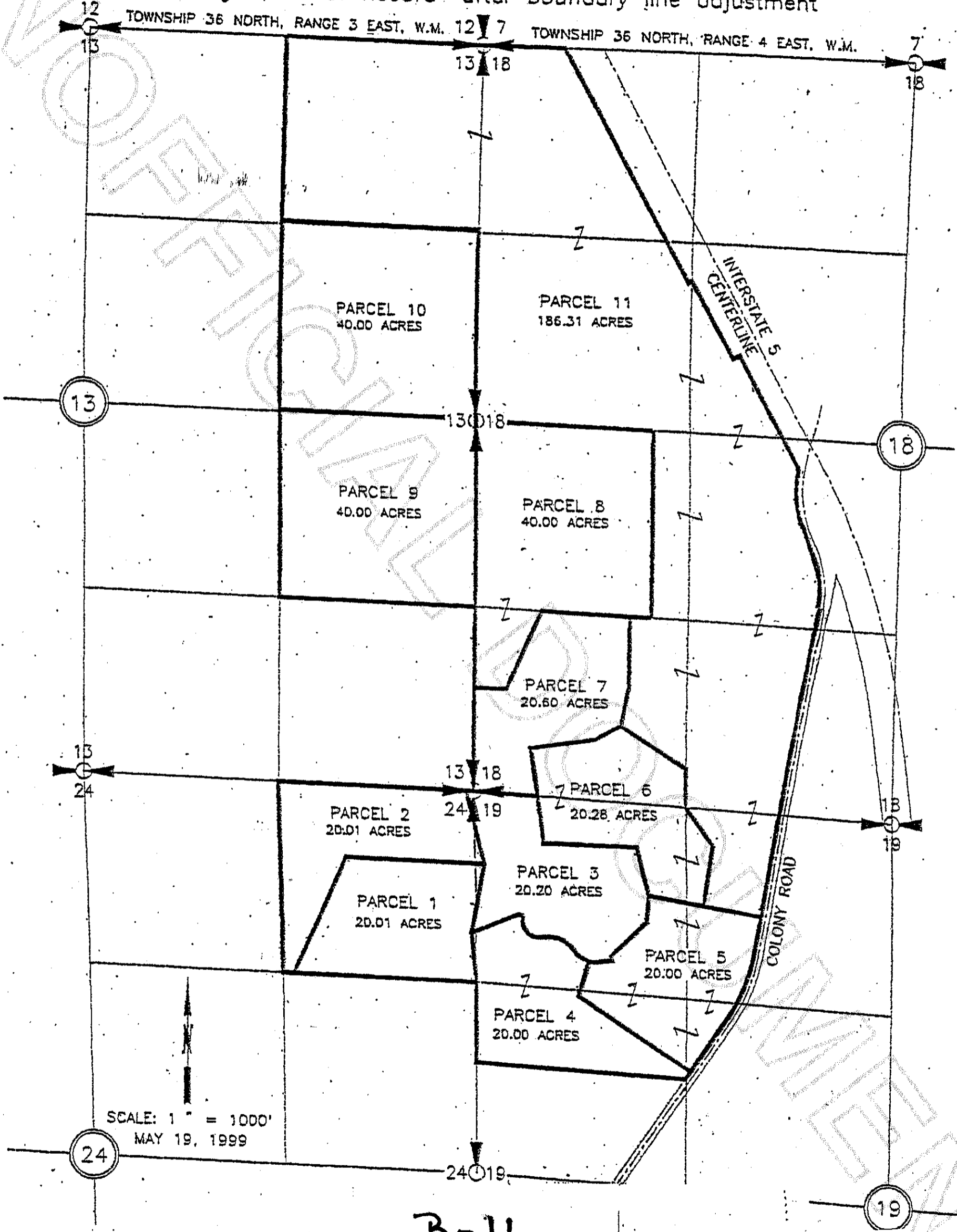
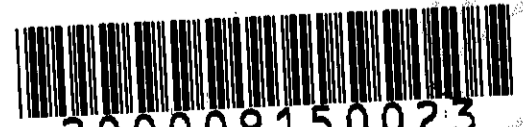


EXHIBIT B-11





806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION
OF AN EASEMENT FOR WELLS AND WATERLINES
OVER JENSEN PROPERTY AND JAMES CO. PROPERTY
January 6, 2000

A non-exclusive easement for installation, maintenance and operation of wells, waterlines and appurtenances, over, under, and through a strip of land 20 feet wide lying westerly of, adjacent to, and contiguous with the following described LINE A and 60 feet wide lying 40 feet westerly and 20 feet easterly of the following described LINE B:

LINE A

Commencing at the northwest corner of the Government Lot 2, Section 19, Township 36 North, Range 4 East, W.M.; thence $S86^{\circ}40'31''E$ along the north line thereof, a distance of 1421.57 feet to the northeast corner thereof; thence $S07^{\circ}52'59''W$, a distance of 70.36 feet to the intersection of the southerly line of the 60 foot wide easement described in Deed to James Darin Jensen and Amy Louise Jensen dated September 27, 1999 and recorded under Auditor's File Number 199910060076 with the westerly line of the Trans Mountain Oil Pipe Line Corporation right of way described in Grant of Easement document dated July 28, 1954 and recorded under Auditor's File Number 510690, said intersection being the initial point of this line description; thence $S01^{\circ}56'03''W$ along the westerly line of said pipeline right of way, a distance of 239.23 feet; thence $S24^{\circ}05'19''W$, a distance of 191.45 feet to the terminal point of LINE A.

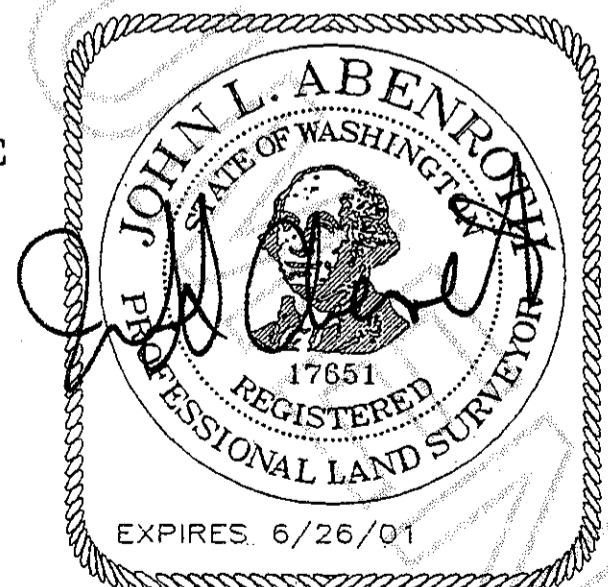
LINE B

Beginning at the terminal point of LINE A above; thence $S24^{\circ}05'19''W$, a distance of 45.00 feet to the terminal point of LINE B.

TOGETHER WITH well protection easements over, under, and through three - 200 foot diameter circles the centers of which are described as follows: Commencing at the terminal point of LINE B above; thence $N38^{\circ}13'50''E$, a distance of 34.22 feet to an existing well and the center of the first circle; thence $N72^{\circ}42'45''W$, a distance of 37.93 feet to an existing well and center of the second circle; thence $S37^{\circ}10'13''E$, a distance of 35.47 feet to an existing well and center of the third circle.

Situate in Skagit County, Washington.

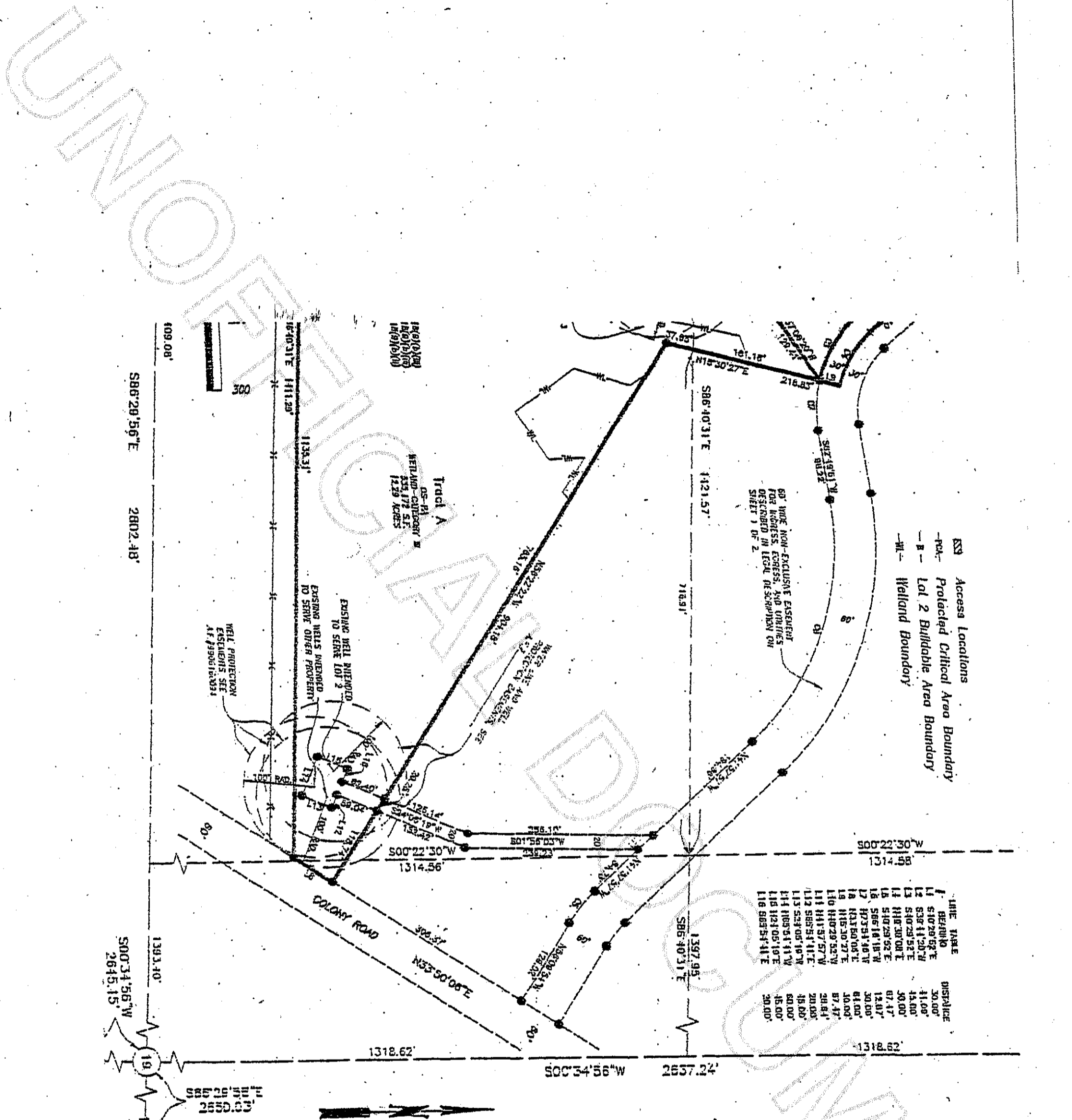
EXHIBIT C-1



1/6/2000



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Skagit County Auditor



Skagit Surveyors & Engineers LLC

Metzalf St., Seaco-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 1999 at the request of James Company LLC.
 John L. Abenrath CERT#17851
 Date

EXHIBIT C-2

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 Skagit County Auditor
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