

When recorded, please return to:
Nielsen Brothers, Inc.
P.O. Box 2789
Bellingham, WA 98227

DOCUMENT TITLE: EASEMENT
FIRST PARTY: NIELSEN BROTHERS, INC.
SECOND PARTY: RICHMOND JPJ ENTERPRISES, INC.
ABBREVIATED LEGAL: PTN, SE SE1/4, SEC 31, PTN SW 1/4 SW 1/4, S32, T36N,
R4E
ASSESSOR'S TAX PARCEL NO.: 360433140050103, 360432380063, 360431-4-004-
0013

EASEMENT

NIELSEN BROTHERS, INC., a Washington corporation ("First Party"), for valuable consideration, receipt of which is hereby acknowledged, conveys and quitclaims to RICHMOND JPJ ENTERPRISES, INC., a Washington corporation, ("Second Party"), its successors and assigns, a non-exclusive road and public utilities easement, under and upon that portion of the property described below, said property being located in Skagit County, State of Washington:

EASEMENT DESCRIPTION

A sixty (60) foot easement across Lot 2 and Tract "A" as shown on that Plat entitled "River Valley View Estates", recorded in the office of the Auditor of Skagit County, State of Washington, filed May 7, 2001, under Auditor's File Number 200105070102, the centerline of which begins at the intersection of the West line of said Lot 2, at a point 30 feet south of the north line of said Lot 2; thence easterly parallel to said north line of Lot 2 to a point being the southerly extension of the center line of said Tract "A", shown on said Plat as Kim Place; thence northerly and easterly along said extension and the center line of said Kim Place to its intersection with the center line within said Tract "A" shown on said plat as Jennifer Lane; thence southeasterly along the center line of Jennifer

Lane and its extension entitled "Corporate Road" within Said Tract "A" to the south line of said Tract "A" as it intersects with Bow Hill Road.

Also, from the intersection of the center lines of Kim Place and Jennifer Lane within said Tract "A", northeasterly, southeasterly and southerly along the center line of additional area of Tract "A" also shown on said plat as "Corporate Road" to the center of the cul-de-sac shown on said Plat at the southerly point in said "Corporate Road". Said easement also includes any area within said Tract "A" not described above including cul-de-sacs.

That portion of said easement within said Lot 2 is granted to install, construct, renew, and maintain a roadway to serve the property owned by Second Party adjoining said plat, described below, and for the purposes of providing utility services to the property adjoining said plat, if, when and as needed, together with the right to enter upon the property at all times for the purposes stated.

PROPERTY OWNED BY SECOND PARTY:

The Southwest Quarter of the Southeast Quarter of Section 31, Township 36 North, Range 4 East of W.M.

In the future, if and when the Second party, their successors and/or assigns, divides their property into home sites with access to Bow Hill Road from that property through the subject easement, the owners of those home sites shall become members of and subject to the rules, regulations and monetary and other obligations of the River Valley View Estates Road Association. Said Association is responsible for maintenance of Tract "A" roadway as disclosed by said Plat.

The owners of those home sites shall also be subject to the Protective Covenants, Conditions and Restrictions of River Valley View Estates filed May 7, 2001, under Skagit County Auditor's File Number 200105070102.

Dated: May 17, 2001

NIELSEN BROTHERS, INC.

BY: *Robert C. Nielsen*
Robert C. Nielsen, President

RICHMOND JPJ ENTERPRISES, INC.

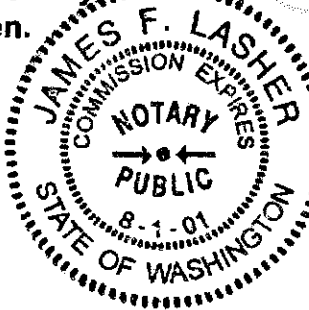
BY: *L. W. Foulds*
L. W. Foulds, President



STATE OF WASHINGTON)
)
COUNTY OF WHATCOM)

On this 17th day of May, 2001, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert C. Nielsen, to me known to be the President of Nielsen Brothers, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



A handwritten signature of the Notary Public, James F. Lasher, written in black ink over a horizontal line.

Notary Public in and for the State of
Washington residing at Bellingham, WA
SKAGIT COUNTY WASHINGTON
Real Estate Service Tax

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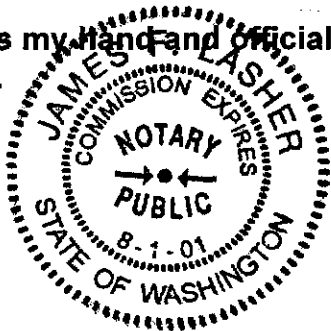
STATE OF WASHINGTON
COUNTY OF WHATCOM

Amount Paid \$
Skagit Co. Treasurer
By Deputy

A handwritten signature of the Skagit County Treasurer, written in black ink over a horizontal line.

On this 17th day of May, 2001, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared L. W. Foulds, to me known to be the President of Richmond JPJ Enterprises, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



A handwritten signature of the Notary Public, James F. Lasher, written in black ink over a horizontal line.

Notary Public in and for the State of
Washington residing at Bellingham, WA

3.



200106210007
, Skagit County Auditor