



200304020143  
Skagit County Auditor

4/2/2003 Page 1 of 5 3:54PM

Parcel No.: 3864-005-011-0000/P118431  
Legal Desc.: Ptn Lot 11, Blk 5, Bingham Acreage

**EASEMENT**

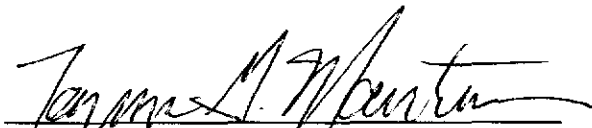
**THE GRANTOR**, Matthews Living Trust, dated December 18, 2002, for and in consideration of Granting of Easement rights and no other consideration, convey to Buchanan Avenue, LLC, a Washington limited liability company, **THE GRANTEE**, and to their heirs, successors and assigns in ownership of the property described on Exhibits "B" and "C" attached hereto, a non-exclusive easement for ingress, egress and utilities over, under, across and through the following described tract:

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

As attached hereto as Exhibit "A" APR 02 2003

Amount Paid \$  
Skagit County Treasurer  
By: Deputy

This Easement Agreement is executed the 27 day of March, 2003.

  
Terrence G. Matthews, Trustee

  
Donna S. Matthews, Trustee

STATE OF WASHINGTON

Benton  
County of Skagit

ss

I hereby certify that I know or have satisfactory evidence that Terrence G. Matthews and Donna S. Matthews are the persons who personally appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Trustees of the Matthews Living Trust, dated December 18, 2002, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 27 day of March, 2003.



Donna M. Hutzelman  
Notary Public in and for the  
State of Washington, residing at  
Kennewick, WA

My appointment expires 6/29/06.



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Exhibit "A"

A non-exclusive easement for ingress, egress and utilities over, under and across the North 10 feet of the following described property; and a non-exclusive easement for ingress, egress and utilities over, under and across the South 20 feet of the West 20 feet of the East 250 feet of the following described property:

Lot 11, all in Block 5, EXCEPT the South 6.1 feet thereof, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH easements for ingress, egress and utilities as described in Amended Declaration of Easement recorded September 17, 2001, under Auditor's File No. 200109170140, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

Exhibit "B"

Lot 2, EXCEPT the West 30.43 feet, AND TOGETHER WITH the West 15.22 feet of Lot 3, all in Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH the South  $\frac{1}{2}$  of that certain 40 foot unopened County Right-of-Way, as vacated by Order Vacating County Right-of-Way recorded November 15, 2001, under Auditor's File No. 200111150009, which would attach to said premises by operation of law.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and the installation, repair and maintenance of utilities over, under and across the following described property:

A strip of land 50 feet in width lying 25 feet on either side of the following described centerline:

Beginning at the Northeast corner of Lot 9, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; thence North  $88^{\circ}55'59''$  West, along the North line thereof, a distance of 319.28 feet to the Northwest corner of said Lot 9, said point also being the beginning of a curve to the right with a radius of 250.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of  $41^{\circ}57'49''$ , an arc length of 174.38 feet to the Northeast corner of Lot 11, Block 5, of said "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", and the terminus of this line description.

TOGETHER WITH those portions of Lots 4, 5, 11 and 12 of said Block 5, which lie within the arc of a circle whose radius is 60 feet, the center of said circle being the above described point of terminus. EXCEPTING THEREFROM any portion lying within the easement first above described.

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Skagit County Auditor

Exhibit "C"

Lot 3, EXCEPT the West 15.22 feet thereof, and also the South 20 feet of Lot 4, all in Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH non-exclusive easement for ingress, egress, utilities and drainage and the joint use and maintenance of the same as established in Declaration of Easement dated August 20, 2001, recorded September 17, 2001, under Auditor's File No. 200109170140, and amended by instrument recorded January 17, 2003, under Auditor's File No. 200301170133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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