



200307080020

Skagit County Auditor

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Parcel Nos.: 360228-0-001-0904/P47293; 360228-0-001-1001/P47293;
360228-0-001-1100/P47294
Legal Desc.: Tr. 5-C & 5-D, SP No. 30-84 & Tr. 4-D, SP No. 45-84
Ptn GL 1, 21-36-2; GL 1&2, 28-36-2; GL 5&6, 27-36-2

DECLARATION OF EASEMENT

This Declaration of Easement is made and entered in to this ____ day of May, 2001, by and between Grandy Lake Forest Associates, LP, a limited partnership (hereinafter called "Grandy"), Richard W. Leidholm and Catherine A. Funk, husband and wife (hereinafter called "Leidholm & Funk"), and James T. Pipers, Trustee of the Pipers Trust, dated October 30, 1990 (hereinafter called "Pipers").

WHEREAS; Grandy is the owner of the real property located in Skagit County, Washington and legally described as attached hereto as Exhibit "A", and

WHEREAS; Leidholm & Funk are the owners of the real property located in Skagit County, Washington, and legally described as attached hereto as Exhibit "B", and

WHEREAS; Pipers is the owner of the real property located in Skagit County, Washington, and legally described as attached hereto as Exhibit "C", and

WHEREAS; Grandy currently enjoys a non-exclusive easement for ingress, egress, roadway and utilities over the West 20 feet of the Leidholm & Funk property, as depicted on the face of said Short Plat No. 30-84, and

WHEREAS; The Grandy property was recently surveyed and it was discovered that the actual driveway currently in existence that is supposed to represent Grandy's rights over the Leidholm & Funk property is located only partially inside the bounds of the West 20 feet thereof, and

WHEREAS; The actual driveway is also partially located within the East 20 feet of the Piper property,

NOW, THEREFORE; In consideration of the mutual benefits to all parties of this agreement, receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Pipers hereby conveys and quit claims to Grandy a non-exclusive easement for ingress, egress, roadway and utilities over, under and across the East 20 feet of the property described on Exhibit "C" attached hereto.
2. Grandy hereby covenants on behalf of themselves, and their successors and assigns, that the existing driveway will not be re-located from it's current location nor will it be expanded beyond 20 feet in width, being 10 feet on either side of the center line thereof.

3. Grandy agrees that it will be responsible for all maintenance of repair of the driveway. All parties will hold each other harmless from all liability based upon any harm or accident which may occur during usage of this easement.

The parties hereto make no further agreements and make this document on the day and year first above written.

[Handwritten Signature]

Grandy Lake Forest Associates, LP
By: Kenneth Osborn
Its: Agent for General Partner

[Handwritten Signature]
Richard W. Leidholm

[Handwritten Signature]
Catherine A. Funk

[Handwritten Signature]
The Pipers Trust, dtd 10/30/90
By: James T. Pipers, Trustee

[Handwritten Signature]
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

1 JUL 08 2003

Amount Paid \$0
Skagit County Treasurer
By: *[Handwritten Signature]* Deputy

STATE OF WASHINGTON }
County of Skagit } ss

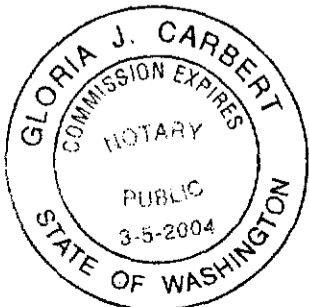


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I hereby certify that I know or have satisfactory evidence that Kenneth Osborn is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Agent of the General Partner of Grandy Lake Forest Associates, LP, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 3 day of May, 2001.



[Handwritten Signature]
Notary Public in and for the
State of Washington, residing at
Mc Vernon, WA.

My appointment expires 3-5-2004.

STATE OF WASHINGTON }
County of King } ss

I hereby certify that I know or have satisfactory evidence that Richard W. Leidholm and Catherine A. Funk are the persons who personally appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 20th day of ~~May~~, June 2003, 2001.



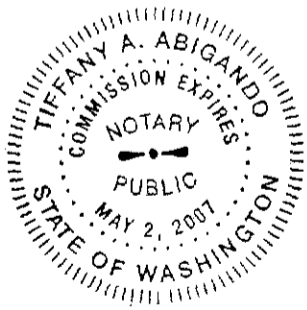
Helen G. Turner
Notary Public in and for the State
of Washington, residing at
Des Moines, Wa.

My appointment expires 3-4-06

STATE OF WASHINGTON }
County of King } ss

I hereby certify that I know or have satisfactory evidence that James T. Pipers is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Trustee of The Pipers Trust, dated October 30, 1990, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 3 day of ~~May~~, July, 2003, 2001.



Tiffany A. Abigando
Notary Public in and for the
State of Washington, residing at
Bellevue

My appointment expires May 2, 07

