



200310290098
Skagit County Auditor

10/29/2003 Page 1 of 5 11:16AM

AFTER RECORDING, RETURN TO:

Name: Hansell Mitzel LLC

Address: 1043 Goldenrod Road #201

City and State: Burlington, WA 98233

Tax Account Number: P119816, P28237 and P28238
Escrow #: JM-1120

QUIT CLAIM DEED (EASEMENT)

THE GRANTOR Hansel Mitzel LLC

for and in consideration of easement without consideration

conveys and quit claims to Hansell Mitzel LLC

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

A non-exclusive easement to install, use, repair, operate, maintain, and replace storm sewers over, across and under that portion of Lot 3 of "SKAGIT VIEW ESTATES" as per plat recorded November 15, 2003 as Auditor's File No. 200211150098 records of Skagit County, Washington described as Easement No. 2 on Exhibit "A" attached hereto for the benefit of the property described on Exhibit "C" attached hereto.

Together With a non-exclusive easement to install, use, repair, operate, maintain, and replace sewerlines over, across and under that portion of Lot 3 of "SKAGIT VIEW ESTATES" as per plat recorded November 15, 2003 as Auditor's File No. 200211150098 records of Skagit County, Washington described as Easement No. 3 on Exhibit "B" attached hereto for the benefit of the property described on Exhibit "C" attached hereto.

Dated this 27th day of OCTOBER, 2003.

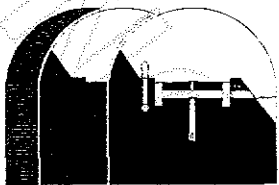

Hansell Mitzel LLC by Jeff Hansell

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 29 2003

Amount Paid \$
By: Skagit County Treasurer Deputy





SOUND DEVELOPMENT GROUP, LLC.

Engineering, Surveying and Land Development Services

EXHIBIT "A"

Legal Descriptions

Mount Vernon Short Plats; MV-2-03

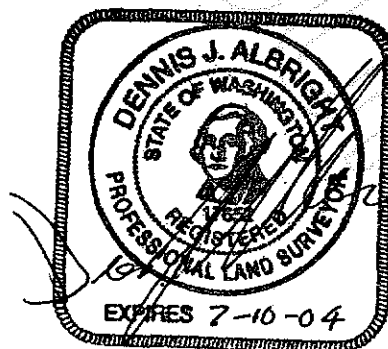
Utility Easements

Easement No. 2, Storm Easement for Mount Vernon Short Plat MV-2-03

A 10.00 foot easement being 5.00 feet on both sides of the following described centerline, being within a portion of the Southwest Quarter of the Southeast Quarter of Section 29, Township 34 North, Range 4 East, WM, described as follows:

Commencing at a point on the West line of said subdivision, which point bears South $1^{\circ} 57' 30''$ East 380.07 feet from the Northwest corner of said subdivision; Thence North $89^{\circ} 03' 52''$ East, along a line which is parallel to and 380.00 feet South of the North line of said subdivision, 122.02 feet; Thence North $4^{\circ} 42' 40''$ West 69.66 feet to the **TRUE POINT OF BEGINNING** of this line description: Thence South $83^{\circ} 00' 11''$ West 7.32 feet to the terminus of said line description.

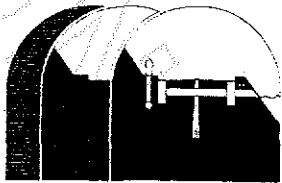
The sidelines of said easement shall be extended or trimmed so as to form a continuous line across the grantors ownership.



10-14-03



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SOUND DEVELOPMENT GROUP, LLC.
Engineering, Surveying and Land Development Services

EXHIBIT "B"

Legal Descriptions
Mount Vernon Short Plats;
Utility Easements

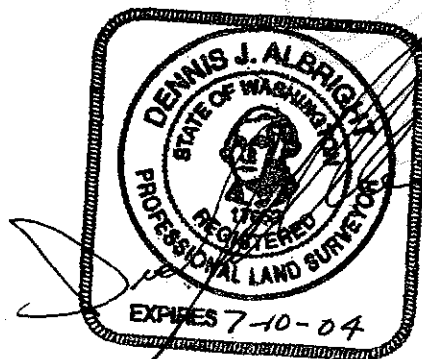
Easement No. 3, Sewer Easement for Mount Vernon Short Plat MV-2-03

A 30.00 foot easement being 5.00 feet on the right side and 25.00 feet on the left of the following described line, being within a portion of the Southwest Quarter of the Southeast Quarter of Section 29, Township 34 North, Range 4 East, WM, described as follows:

Commencing at a point on the West line of said subdivision, which point bears South 1° 57' 30" East 380.07 feet from the Northwest corner of said subdivision; Thence North 89° 03' 52" East, along a line which is parallel to and 380.00 feet South of the North line of said subdivision, 122.02 feet; Thence North 4° 42' 40" West 116.70 feet to the **TRUE POINT OF BEGINNING** of this line description; Thence South 89° 03' 52" West 29.23 feet; Thence South 0° 59' 43" West 80.83 feet to an existing sanitary sewer manhole; Thence continue S 0° 59' 43" West 5.00 feet to the terminus of said line description.

The sidelines of said easement shall be extended or trimmed so as to form a continuous line across the grantors ownership

Situate in the county of Skagit, State of Washington



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EXHIBIT "C"

Parcel "A":

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision which point bears South 1 degrees 57' 30" East a distance of 380.07 feet from the Northwest corner of said subdivision; thence North 89 degrees 07' 20" East along a line which is parallel to and 380 feet South of the North line of said subdivision, a distance of 122.02 feet; thence North 4 degrees 42' 40" West 111.69 feet to the true point of beginning of this description; thence North 89 degrees 07' 20" East 195 feet; thence North 4 degrees 42' 40" West 111.69 feet; thence South 89 degrees 07' 20" West 195 feet; thence South 4 degrees 42' 40" East 111.69 feet to the true point of beginning.

Parcel "B":

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision which point bears South 1 degrees 57' 30" East a distance of 380.07 feet from the Northwest corner of said subdivision; thence North 89 degrees 07' 20" East along a line which is parallel to and 380 feet South of the North line of said subdivision, a distance of 122.02 feet to the true point of beginning of this description; thence continue North 89 degrees 07' 20" East 195 feet; thence North 4 degrees 42' 40" West 111.69 feet; thence South 89 degrees 07' 20" West 195 feet; thence South 4 degrees 42' 40" East 111.69 feet to the true point of beginning.



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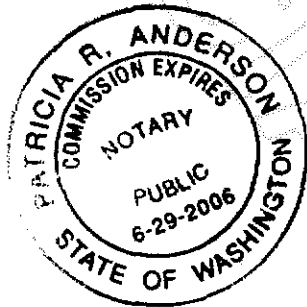
STATE OF WASHINGTON, }
County of SKAGIT } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Jeff Hansell
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the CO-MANAGING MEMBER
of
HANSELL MITZEL LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



Patricia R Anderson
Notary Public in and for the State of Washington,
residing at SKAGIT COUNTY
My appointment expires 6-29-06

This jurat is page _____ of _____ and is attached to _____



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