



200401280088

Skagit County Auditor

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Name: Hansell Mitzel LLC

Address: 1043 Goldenrod Road #201

City and State: Burlington, WA 98233

Tax Account Number: P119831, P28236, P28237 and P28238
Escrow #: JM-1123

QUIT CLAIM DEED (EASEMENT)

THE GRANTOR Hansell Mitzel LLC, a Washington Limited Liability Company
for and in consideration of easement and covenant only without consideration
conveys and quit claims to Hansell Mitzel LLC, a Washington Limited Liability Company
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 for ingress, egress, utilities and emergency vehicle turnaround
over, across and under that portion of Lot 18 of "Skagit View Estates" described on Exhibit
"A" attached hereto.

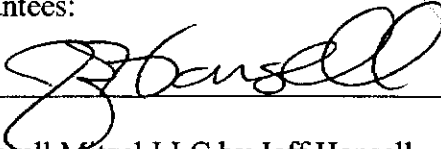
This easement is granted for the benefit of the properties described on Exhibit "B" attached
hereto.

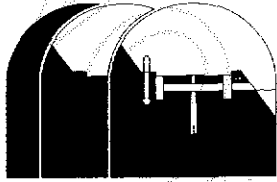
The Grantors and Grantees hereby covenant that there shall be no parking on this easement
property due to the emergency vehicle turnaround. This covenant shall also be binding upon
the successors and assignees of both the Grantors and the Grantees.

Dated this 27th day of ~~October, 2003~~ ^{JANUARY, 2004}.

Grantors:

Hansell Mitzel LLC by Jeff Hansell

Grantees:

Hansell Mitzel LLC by Jeff Hansell



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

EXHIBIT "A"

Legal Description

Access Easement for Mount Vernon Short Plats MV-2-03 and MV-3-03

That portion of Lot 18, as shown on the plat of "Skagit View Estates" as recorded under Auditors file no. 200211150098, being in a portion of Southwest Quarter of the Southeast Quarter of Section 29, Township 34 North, Range 4 East, WM, described as follows:

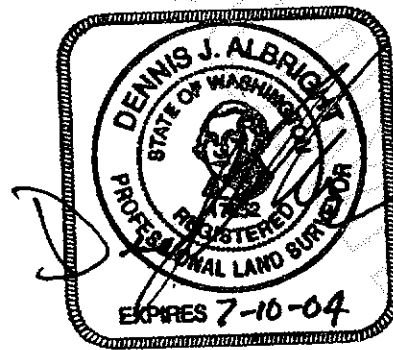
Beginning at the Southeast corner of Lot 18 in said plat of "Skagit View Estates"; Thence North $1^{\circ} 57' 30''$ West, along the East line of said Lot 18, a distance of 30.03 feet; Thence South $85^{\circ} 17' 20''$ West, parallel to the South line of said Lot 18, a distance of 41.57 feet, more or less; Thence along a curve to the right having a radius of 25.00 feet to the East line of that certain 40.00 foot easement as described under Auditors File no. 666097; Thence South $4^{\circ} 42' 40''$ East, along said line, 55.00 feet, more or less, to the South line of said Lot 18; Thence North $85^{\circ} 17' 20''$ East, along said South line, 65.13 feet to the point of beginning.

Situate in the County of Skagit. State of Washington

Easenolt
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 28 2004

Amount Paid \$
Skagit Co. Treasurer
By *man* Deputy



10-15-03



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Skagit County Auditor

EXHIBIT "B"

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.

Parcel "C":

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 380.00 feet South of the North line of said subdivision, a distance of 147.02 feet to the true point of beginning of this description; thence continuing North 89 degrees 07' 20" East along said line which is parallel to and 380.00 feet South of the North line of said subdivision, a distance of 170.00 feet; thence South 4 degrees 42' 40" East, a distance of 125.00 feet; thence South 89 degrees 07' 20" West, a distance of 170 feet; thence North 4 degrees 42' 40" West, a distance of 125.00 feet to the true point of beginning of this description.



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STATE OF WASHINGTON, }
County of _____ } ss.

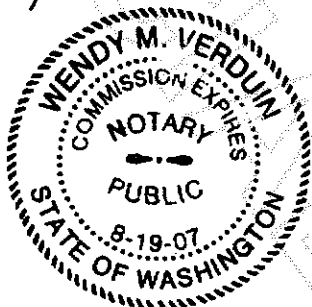
ACKNOWLEDGMENT - Representative Capacity

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 MITZER 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.

* - who signed twice -



Wendy M. Verdun
Notary Public in and for the State of Washington,
residing at Skagit County
My appointment expires 8-19-07



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