

After Filing Return To:
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2600 Century Square
1501 Fourth Avenue
Seattle, Washington 98101-1688



200509150237
Skagit County Auditor

9/15/2005 Page 1 of 3 4:00PM

DOCK EASEMENT

CHICAGO TITLE CO.

LC32900 ✓

Grantor(s):

1. Winchelsea 2000, LLC

Grantee(s):

1. Christopher R. Hughes

Abbreviated Legal Description (lot, block and plat name, or section-township-range):

Lot 8, Skyline No. 11, Vol. 9, P. 78; PTN 27-T35N-R1E

Additional legal description is on page 1 of document

Assessor's Property Tax Parcel Account Number(s): 3827-000-008-0007

DOCK EASEMENT

In consideration of payment of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, WINCHELSEA 2000, LLC, a Washington limited liability company ("Grantor") hereby grants and conveys to Christopher R. Hughes, his heirs and devisees ("Grantee") for the uses and purposes hereinafter set forth, a perpetual exclusive easement over and across the following described real property (the "Property") in Skagit County, Washington:

PARCEL A:

Lot 8, SKYLINE NO. 11, according to the plat thereof, recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Section 27, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of Lot 8, Skyline No. 11, according to the plat thereof, recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;

Thence South 62°31'48" West 100 feet;

Thence North 07°53'30" West 129.12 feet;

Thence North 15°59'44" East 65.70 feet;

Thence South 75°14'06" East 76.94 feet to the Northwest corner of said Lot 8;

Thence Southerly along the Westerly line of said Lot 8 to the point of beginning.

Situated in Skagit County, Washington.

The purpose of this easement shall be to enable Grantee, and Grantee's family, invitees, licensees and guests, to make exclusive use of any dock, pier, boathouse or marine equipment storage facility located on the Property for the mooring of any boat or other vessel, the storage of any related items, and any other purpose customarily made of private docks, piers, boathouses or marine equipment storage facilities, at all times, and from time to time, and also to park vehicles in the parking areas on the Property (including without limitation the easterly bay of the garage) in connection with the foregoing uses, including while using any such boat or vessel, all at no additional cost to Grantee. Grantee's rights hereunder shall be paramount to Grantor's rights to use or occupy any such dock, pier, boathouse or equipment storage facility. Grantee may, but is not obligated to, construct, repair, replace or maintain any dock, pier, boathouse, equipment storage facility or other improvement related thereto.



This easement shall run with the land and bind Grantor and all future owners or occupants of the Property. Notwithstanding that this easement is an easement in gross, personal to Grantee, it may be transferred to Grantee's lineal descendants or to trusts for the benefit of Grantee or Grantee's lineal descendants, by testamentary or inter vivos transfer.

EXECUTED AND DELIVERED this 14th day of September, 2005.

GRANTOR: WINCHELSEA 2000, LLC, a Washington limited liability company

By Gayle R. Bushnell
Gayle R. Bushnell
Its Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 14th day of September, 2005, before me, a Notary Public in and for the State of Washington, personally appeared Gayle R. Bushnell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the Manager of Winchelsea 2000, LLC to be the free and voluntary act and deed of said limited liability company for the uses and purposes mentioned in the instrument.

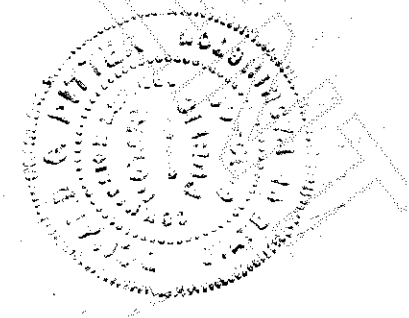
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 15 2005

Amount Paid 0
By [Signature] Skagit Co. Treasurer
Deputy

Donald Ditter
NOTARY PUBLIC in and for the State of
Washington, residing at Redmond
My appointment expires 8/10/09
Print Name DONALD DITTER



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