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200609270120
Skagit County Auditor

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ACCESS EASEMENT

GRANTOR: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT #304 (d/b/a
United General Hospital), a Washington municipal corporation

GRANTEE: J&J SKAGIT L.L.C., a Washington limited liability company

Legal Description: PTN NE, SEC 27, T35N, R4EWM

Abbreviated form:

Additional legal on page Exhibit A of document

Assessor's Property Tax Parcel Account Number(s):
P37712; P37713

Reference number(s) of Related Document(s): N/A

ACCESS EASEMENT

1. Parties. This Access Easement (the "Easement") is executed by Skagit County Public Hospital District #304 (d/b/a United General Hospital), a Washington municipal corporation, its successors and assigns ("Grantor") in favor of J&J SKAGIT L.L.C., a Washington limited liability company, its successors and assigns ("Grantee")
2. Background. Grantor is the owner of certain real property located in Skagit Count and legally described in Exhibit A attached hereto and by this reference incorporated herein ("Grantor's Property"). Grantee is the owner of a leasehold interest in certain real property located in Skagit County and legally described in Exhibit B attached hereto and by this reference incorporated herein ("Grantee's Property"). Grantor's Property and Grantee's Property abut and adjoin one another. Grantor wishes to grant in favor of Grantee a non-exclusive, perpetual easement as provided herein.
3. Grant of Easement. Grantor hereby makes, declares, sells, transfers, grants, conveys and warrants to Grantee for the benefit of Grantee and Grantee's lessees, sublessees, mortgagees and invitees, a non-exclusive easement over the real property legally described in Exhibit C (which legally described property Grantor warrants abuts an open public rights of way currently and commonly known as North Cascade Highway SR 20 and Collins Road) and graphically described in Exhibit D. The easement rights granted hereunder are for the purpose of pedestrian and vehicular access to and from the Grantee's Property.
4. Access Over Parking Easement Parcel. Insofar as access easement provided herein provides indirect access to Grantee's property, that is, by providing access over the real property described and depicted on Exhibit C and D to the certain parcel (the "Parking Easement Parcel") described on Exhibit E attached hereto, Grantor confirms to Grantee that Grantee and Grantee's lessees, sublessees, mortgagees and invitees may use the Parking Easement Parcel for pedestrian and vehicular access to and from the Grantee's Property.
5. Miscellaneous.
 - 5.1. Captions. The captions and paragraph headings contained in this Easement are for convenience of reference only and in no way define, describe, extend or define the scope or intent of this Easement, nor the intent of any of the provisions hereof.
 - 5.2. Governing Law. This Easement shall be governed by and construed and enforced in accordance with the laws of the State of Washington. The parties agree that venue of any legal action brought to enforce this Easement shall be in Skagit County, Washington. In the event of any litigation to enforce or interpret the rights, duties and obligations of the parties set forth herein, the prevailing party shall be entitled to an award of reasonable costs, expenses and attorneys' fees in connection therewith, at trial and on appeal.
 - 5.3. Benefit; Runs with the Land. This Easement shall benefit and constitute an easement appurtenant to Grantee's Property; this Easement shall inure to the benefit of Grantee, successors and assigns and any subsequent owner of all or any portion of the Property, and shall be binding upon Grantor, its successors, assigns, mortgagees, lessees and sublessees.



"Grantor"

SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT #304

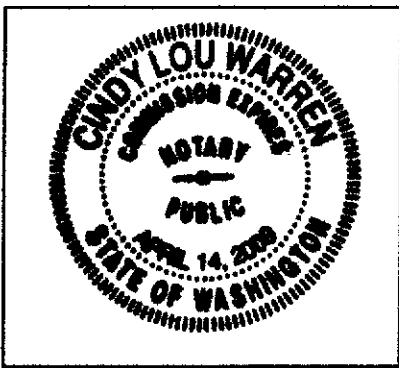
By *[Signature]*

Its authorized representative

STATE OF WASHINGTON)
COUNTY OF ~~King~~ Skagit *(clerk)*) ss:

I certify that I know or have satisfactory evidence that *Shog Reed* is the person who appeared before me, and said person acknowledged that he signed this instrument, and on oath stated that he was authorized to execute the instrument and acknowledged it as the authorized representative of Skagit County Public Hospital District #304 to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument.

Dated: *June 1, 2006*



(Use this space for notarial stamp/seal)

Cindy Lou Warren

Notary Public

Print Name *Cindy Lou Warren*

My commission expires *April 14, 2009*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 27 2006

Amount Paid \$
By *[Signature]* Skagit Co. Treasurer Deputy

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Exhibit A

Legal Description – Grantor's Property

Prepared: September 21, 2006

PARCEL "A":

The North 500 feet of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M.

PARCEL "B":

That portion of the West 1/2 of the Southeast 1/4 of the Northeast 1/4, Section 27, Township 35 North, Range 4 East, W.M., lying North of the state Highway right-of-way which is North of and adjacent to the Great Northern Railway right-of-way,

EXCEPT that portion thereof described as follows: Beginning at a point on the North right-of-way line of the Old County road N60°23'30"E 100.80 feet from the point of intersection of the West line of said subdivision with the North line of the Old County road right-of-way; thence N18°17'W 239.20 feet to a point 15.00 feet East of the West line of said subdivision; thence N0°29'W parallel to the West line of said subdivision 360.97 feet to the north line of said subdivision; thence S89°37'15"E along the North line of said subdivision 660.78 feet to the Northeast corner thereof; thence S0°28'15"E along the East line of said subdivision 251.14 feet to the North line of the Old County road right-of-way; thence S60°23'30"W along said Old County right-of-way line 671.00 feet to the point of beginning.

EXCEPT that portion of said Parcels "A" and "B" conveyed to the State of Washington for highway purposes by deed dated January 6, 1966, and recorded January 25, 1966, under Auditor's File No. 677823.

PARCEL "C":

The Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4, Section 27, Township 35 North, Range 4 East, W.M.,

EXCEPT the South 250 feet of the West 370 feet thereof,

AND EXCEPT County road along the West line thereof.



PARCEL "D":

The East 80 feet of that portion of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M., lying North of State Highway right-of-way,

EXCEPT the North 500 feet thereof.

PARCEL "E":

The North 100 feet of Lot 3, Short Plat No. SW-11-80, approved October 28, 1980, recorded November 7, 1980, under Skagit County Auditor's File No. 8011070019, in Volume 4 of Short Plats, page 200, records of Skagit County, Washington; being a portion of the East 1/2 of the Southwest 1/4 of the Northwest 1/4, Section 27, Township 35 North, Range 4 East, W.M.

PARCEL "F":

That portion of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North right of way line of the old County road which is N60°23'30"E, a distance of 100.80 feet from the point of intersection of the West line of said subdivision with the North line of the old County road right of way extended; thence N18°17'W, a distance of 239.01 feet to a point 15.0 feet East of the West line of said subdivision; thence N0°29'W and parallel with the West line of said subdivision, 260.94 feet to a point 100 feet South of the North line of said subdivision; thence S89°37'15"E and parallel with the North line of said subdivision 447.25 feet; thence S0°29'E a distance of 223.40 feet; thence N89°31'E a distance of 23.00 feet; thence S0°29'E a distance of 37.10 feet to the North line of the County Road; thence S60°23'30"W along said road 454.64 feet to the point of beginning,

EXCEPT that portion of the above described property lying Easterly of the following described line:

Beginning at a point on the North right of way line of the old County Road which is N60°23'30"E, a distance of 100.80 feet from the point of intersection of the West line of said subdivision with the North line of the old County Road right of way extended; thence N18°17'W, a distance of 239.01 feet to a point 15.0 feet East of the West line of said subdivision; thence N0°29'W and parallel with the West line of said subdivision, 260.94 feet to a point 100 feet South of the North line of said subdivision; thence S89°37'15"E and parallel with the North line of said subdivision 338.55 feet to the true point of beginning; thence S0°29'E to the North line of the County Road and the terminus of this line description.



PARCEL "G":

That portion of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North right of way line of the old County road which is N60°23'30"E a distance of 100.80 feet from the point of intersection of the West line of said subdivision with the North line of the old County road right of way extended; thence N18°17'W a distance of 239.01 feet to a point 15.0 feet East of the West line of said subdivision; thence N0°29'W parallel with the West line of said subdivision 260.94 feet to a point 100 feet South of the North line of said subdivision and the true point of beginning of this description; thence continue N0°29'W parallel to the West line of said subdivision 100 feet to the North line thereof; thence S89°37'15"E along the North line of said subdivision 435.25 feet; thence S0°29'E a distance of 100 feet; thence N89°37'15"W parallel with the North line of said subdivision 435.25 feet to the true point of beginning.

PARCEL "H":

Lot 2, Short Plat No. SW-11-80, approved October 28, 1980, recorded November 7, 1980, under Auditor's File No. 8011070019, in Volume 4 of Short Plats, page 200, records of Skagit County, Washington, being a portion of the East 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 27, Township 35 North, Range 4 East, W.M.;

EXCEPT that portion described as follows:

Beginning at the most Northeasterly corner of said Lot 2; thence S0°52'40"W, along the East line of said Lot 2, a distance of 25.00 feet; thence N89°07'20"W a distance of 108.00 feet; thence N0°52'40"E a distance of 25.00 feet; thence S89°07'20"E a distance of 108.00 feet to the point of beginning.

PARCEL "I":

Lot A of Sedro-Woolley Short Plat No. SW 07-96, approved August 18, 1998 and recorded August 25, 1988 in Volume 13 of Short Plats at pages 155 and 156 under AF#9808250134 records of Skagit County, Washington; being a portion of the east half of the southeast quarter of the northeast quarter of Section 27, Township 35 North, Range 4 East, W.M.

PARCEL "J":

Lot 7 of the plat of Cedar Grove Addition To Skagit County, Washington as per plat recorded in Volume 8 of Plats at page 60 records of Skagit County, Washington.

PARCEL "K":

That portion of the east half of the southwest quarter of the northeast quarter of Section 27,
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Township 35 North, Range 4 East, W.M. described as follows;

Beginning at the southwest corner of the east half of the southwest quarter of the northeast quarter of said Section 27, which point bears N 89°43'00"E, a distance of 676.69 feet from the center of said Section 27; thence N 00°22'16"W along the west line of said east half of the southwest quarter of the northeast quarter, a distance of 254.87 feet to a point on the north right of way line of the State Highway, which point is the true point of beginning; thence continuing N 00°22'16"W along the west line of said east half of the southwest quarter of the northeast quarter, a distance of 323.86 feet; thence S 89°55'52"E, a distance of 254.35 feet; thence S 00°22'16"E, a distance 180 feet to a point on the north right of way line of the said State Highway; thence S 60°28'50"W along the north right of way line of said Sate Highway, a distance of 291.06 feet to the point of beginning.

EXCEPT that portion condemned by the State of Washington for Primary State Highway No. 16, in Decree of Appropriation entered June 13, 1966 in Superior Court No. 28776.

Situate in Skagit County, Washington.



Exhibit B

Legal Description - Grantee Property

Building Parcel

That portion of the west half of the southeast quarter of the northeast quarter of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the southeast corner of Parcel F as shown on survey for United General Hospital Dist. #304, recorded under Auditor's File Number 200504290057; thence S 61°42'33" along the south line of Parcel F and Parcel B of said survey, a distance of 347.16 feet to the most southerly corner of Parcel B; thence N. 56° 49'37" W along the south line of said Parcel B, a distance of 41.43 feet; thence N 00°00'00" E, a distance of 323.41 feet to the point of beginning of this description; thence N 90°00'00" E, a distance of 343.05 feet to the east line of said Parcel F; thence N 00°50'50" E along the east line of said Parcel F, a distance of 153.80 feet to the northeast corner of said Parcel F; thence S 88°21'23" E along the south line of Parcel G of said survey, a distance of 96.70 feet to the southeast corner of said Parcel G; thence N 00°50'50" E along the east line of said Parcel G, a distance of 50.00 feet to the south line of the north 50 feet of said Parcel G; thence N 88°21'23" W along the south line of said north 50 feet, a distance of 442.91 feet; thence S 00°00'00" W, a distance of 213.71 feet to the point of beginning of this description. Situate in the City of Sedro Woolley, Skagit County, Washington. Containing 1.76 acres.



Exhibit C

Easement Area

REVISED LEGAL DESCRIPTION

FOR

SKAGIT COUNTY HOSPITAL DISTRICT #304

OF

AN ACCESS EASEMENT TO THE MOB BUILDING PARCEL

AND THE MOB PARKING EASEMENT PARCEL

Prepared June 16, 2006

A non-exclusive easement for ingress and egress through those portions of PARCELS A, B, C and D of the survey for United General Hospital District #304, recorded under Auditor's File Number 200504290057 described as follows:

Commencing at the southeast corner of said PARCEL D; thence N 89°09'10" W along the south line of said PARCEL D, a distance of 23.56 feet to the point of beginning of this description; thence N 00°33'54" W, a distance of 112.42 feet to the point of curvature of a curve to the right having a radius of 25.00 feet; thence northeasterly and easterly along said curve through a central angle of 90°33'54" and an arc distance of 39.52 feet; thence S 90°00'00" E, a distance of 14.81 feet to the west line of the herein described Parking Easement Parcel; thence N 00°00'00" E along said west line, a distance of 34.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 10.00 feet and a chord bearing of S 45°00'00" W; thence southwesterly and westerly along said curve through a central angle of 90°00'00" and an arc distance of 15.71 feet; thence N 90°00'00" W, a distance of 15.44 feet; thence N 78°20'08" W, a distance of 57.55 feet; thence N 65°28'21" W, a distance of 6.63 feet to the point of curvature of a curve to the left having a radius of 24.45 feet; thence westerly along said curve through a central angle of 22°48'39" and an arc distance of 9.74 feet; thence N 88°17'00" W, a distance of 589.78 feet; thence N 88°30'43" W, a distance of 274.82 feet; thence N 87°53'33" W, a distance of 359.06 feet to the point of curvature of a curve to the right having a radius of 35.73 feet; thence westerly along said curve through a central angle of 44°10'36" and an arc distance of 27.55 feet to the east line of the Collins Road also being the west line of PARCEL C of the

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above described survey for United General Hospital District #304; thence S 00°52'34" W along said west line, a distance of 28.19 feet to the southwest corner of said PARCEL C; thence S 88°42'00" E, along the south line of said PARCEL C, a distance of 10.00 feet to the northwest corner of Lot 2 of Short Plat No. SW 03-93 recorded in Volume 11 of Short Plats at Page 17, records of Skagit County, Washington; thence S 00°52'34" W along the west line of said Lot 2, a distance of 14.68 feet to the point of curvature of a non-tangent curve to the right having a radius of 35.01 feet and a chord bearing of N 75°41'25" E; thence along said curve through a central angle of 32°23'30" and an arc distance of 19.79 feet; thence S 88°06'51" E, a distance of 321.20 feet to the east line of Lot 1 of said Short Plat No. SW 03-93; thence S 87°36'14" E, a distance of 308.73 feet; thence S 88°20'18" E, a distance of 543.14 feet to the point of curvature of a curve to the right having a radius of 180.50 feet; thence easterly along said curve through a central angle of 17°29'07" and an arc distance of 55.08 feet to the point of compound curvature of a curve to the right having a radius of 17.71 feet; thence southeasterly along said curve through a central angle of 50°07'47" and an arc distance of 15.50 feet to the point of compound curvature of a curve to the right having a radius of 154.43 feet; thence southerly along said curve through a central angle of 20°09'29" and an arc distance of 54.33 feet; thence S 00°33'54" E, a distance of 75.84 feet to the south line of said PARCEL D; thence S 89°09'10" E, a distance of 30.01 to the point of beginning of this description.

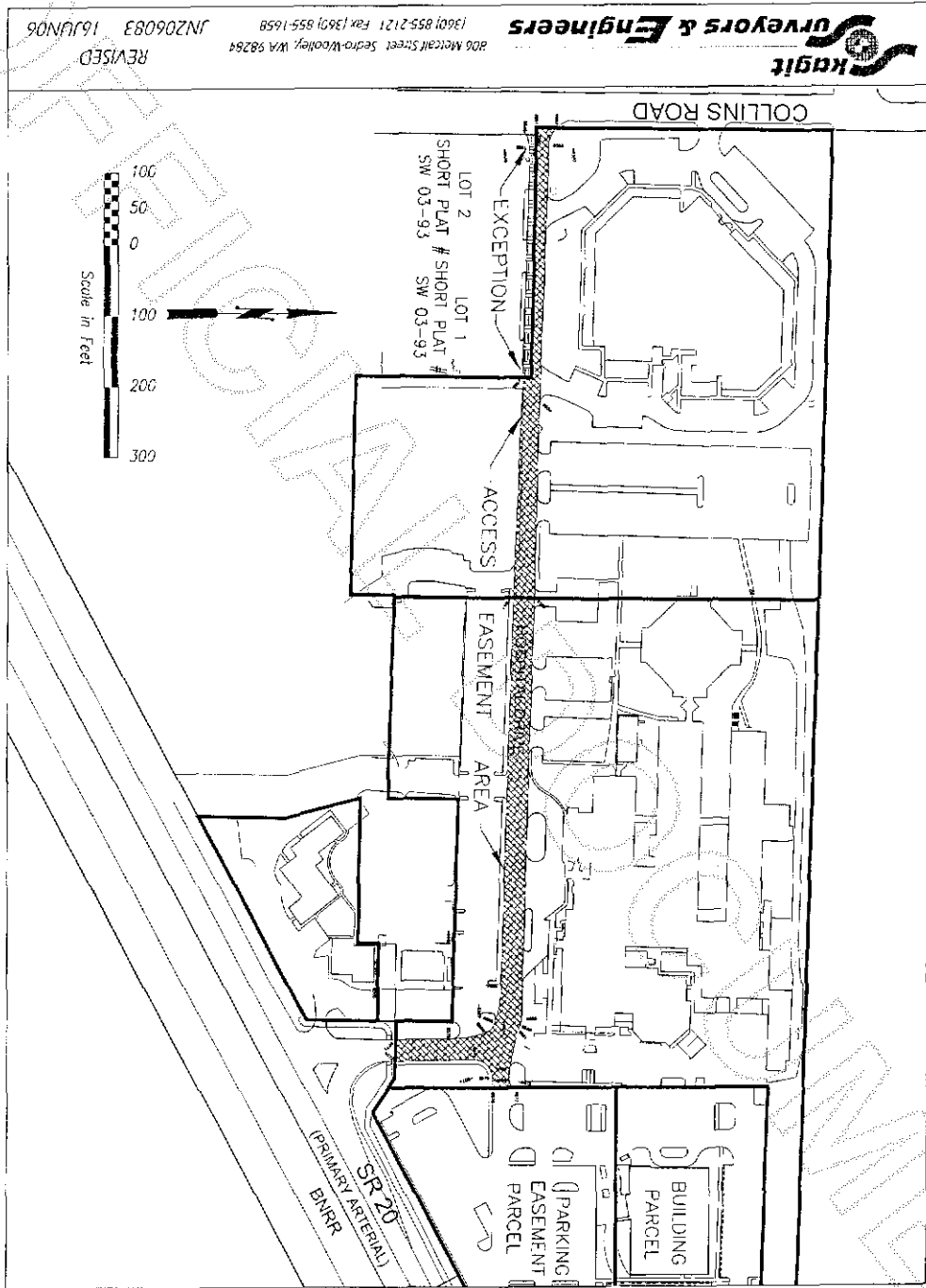
EXCEPT that portion lying within Lot 1 and Lot 2 of Short Plat No. SW 03-93 recorded in Volume 11 of Short Plats, at page 17, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, Skagit County, Washington.



Exhibit D

Graphic Description



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Exhibit E

Parking Easement Parcel

That portion of the west half of the southeast quarter of the northeast quarter of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the southeast corner of the east line of Parcel F as shown on survey for United General Hospital Dist. #304, recorded under Auditor's File Number 200504290057; thence S 61°42'33" W along the south line of Parcel F and Parcel B of said survey, a distance of 347.16 feet to the most southerly corner of Parcel B; thence N 56°49'37" W along the south line of Parcel B, a distance of 41.43 feet; thence N 00°00'00" E, a distance of 323.41 feet; thence N 90°00'00" E, a distance of 343.05 feet to the east line of said Parcel F, thence S 00°50'50" W along the east line of said Parcel F, a distance of 181.47 feet to the point of beginning of this description.

Situate in the City of Sedro-Woolley, Skagit County, Washington.

Containing 2.12 acres.

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