

**Recording Requested By
And When Recorded Mail to:**

Chevron U.S.A. Inc.
6001 Bollinger Canyon Road
San Ramon, CA 94583
Building T/Room 1088
Attention: Property Manager



200802250196
Skagit County Auditor

2/25/2008 Page 1 of 4 4:06PM

Facility No.#206999
APN: 8014-000-001-0000 (P111461)
Abbreviated Legal Description: Lot 1,
Binding Site Plan No. MV-BSP-1-96

GRANT OF EASEMENT

86595-5

GUARDIAN NORTHWEST TITLE CO.

ROBERT D. EATON, an unmarried man, ("Grantor") hereby grants to CHEVRON U.S.A. INC., a Pennsylvania corporation ("Grantee"), an easement over, under and across the real property located at 2200 College Way, Mount Vernon, WA 98273 more particularly described in Exhibit 1 hereto (the "Leased Premises") for the following purposes only:

- A. Maintenance, inspection, operation and removal of monitoring wells existing on the Leased Premises on the date hereof.
- B. Construction, installation, maintenance, inspection, operation and removal of additional monitoring wells.
- C. Construction, installation, maintenance, inspection, operation and removal of a hydrocarbon contamination recovery system.
- D. Access to the existing wells, additional wells, and the recovery system.
- E. Cleanup operations as Grantee deems appropriate or which are required by governmental agencies having jurisdiction.
- F. Removal of any component of Grantee's Retail Technology System, including any satellite communications equipment, controller, point of sale equipment on the dispensers and cash register at the real Leased Premises whether owned by Grantee or leased by Grantee from


third parties, and any signs (including the frames and poles holding the signs), trademarks, trade names, brands or other identifications of Grantee, including color schemes, or any environmental equipment or systems that are located on the Premises on the Closing Date (all of which remain the Leased Premises of Grantee) in accordance with the terms and conditions of the Purchase and Sale Agreement between Grantor and Grantee with respect to the Leased Premises.

G. Removal of the existing underground gasoline storage tanks and pipelines if they fail to meet Grantee's usual standards of soundness.

This easement shall terminate on the last to be removed of the existing wells, any additional wells, and the recovery system, if any, and the items referred to in subparagraph F and subparagraph G, if applicable.

This easement shall run with the land and shall be binding on and shall inure to the benefit of the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this Grant of Easement as of Feb. 25, 2008.



ROBERT D. EATON, an individual

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 25 2008

Amount Paid \$ 6
Skagit Co. Treasurer
By mlm Deputy



200802250196

Skagit County Auditor

Exhibit 1

Legal Description of Real Property

For the property situated in the State of Washington, County of Skagit, and is described as follows:

Lot 1, Binding Site Plan No. MV-BSP-1-96, approved January 24, 1997, recorded January 24, 1997, in Volume 12 of Short Plats, pages 181 and 182, under Auditor's File No. 9701240087, records of Skagit County Washington; being a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 34 North, Range 4 East, W.M.



200802250196

Skagit County Auditor

STATE OF WASHINGTON)
)ss
COUNTY OF Skiagit)

ACKNOWLEDGEMENT

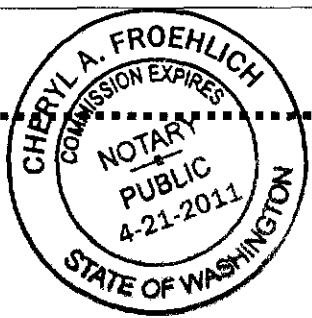
I, C Cheryl A. Froehlich, Notary Public in and for the State of Washington, do hereby certify that on the 35 day of Feb, 2008, I know or have satisfactory evidence that Robert D. Sutton is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ (title) of _____, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND SEAL this 35 day of Feb, 2008.

Cheryl A. Froehlich
Printed Name: Cheryl A. Froehlich

Notary Public in and for the State of Washington, residing at Burlington, WA

My Commission expires 4-21-11



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