

COVER SHEET

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Fairhaven Legal Associates, P.S.
P.O. Box 526
Burlington, Washington 98233



200812160058
Skagit County Auditor

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DOCUMENT TITLE(S) (or transactions contained herein):

Easement for Ingress, Egress and Parking

REFERENCE NUMBER(S) of Documents Assigned or Released:

GRANTOR(S) (Last name, first name and initials):

- 1) Summit Bank
- 2)

Additional Names on Page _____ of Document

GRANTEE(S) (last name, first name and initials):

- 1) Louis Auto Glass
- 2)

Additional Names on Page _____ of Document

LEGAL DESCRIPTION (abbreviated: i.e., lot, block, plat or quarter, section, township, and range):

Tract "D" of Mount Vernon Short Plat No. MV-4-81...; and, Tract "C" of Mount Vernon Short Plat No. MV-4-81...

Additional Legal(s) on Page Exhibit "A" of Document

ASSESSORS PARCEL / TAX ID NUMBER:

P-25877, P-25885, and P-25882

Tax Parcel Number(s) for additional Legal(s) on Page _____ of Document

Filed for Record at Request of:

David L. Day, Attorney at Law

P.O. Box 526

Burlington WA 98233

EASEMENT FOR INGRESS, EGRESS AND PARKING

For and in consideration of the benefits derived and to be derived by the Grantor and Grantee herein, and other good and valuable consideration, receipt whereof is hereby acknowledged, Grantor Summit Bank hereby grants to Louis Auto Glass as Grantee(s) their successors and assigns, an exclusive easement under, over, through and across the properties described herein as more fully set forth and incorporated by reference for ingress, egress and parking as more fully described herein. The Grantor, hereinafter the servient tenement is the owner of that certain parcel described in: Exhibit (A) and the attached Plot Plan. The Grantees hereinafter described as Parcel(s) Exhibit (A) as more fully described herein, are the dominant tenements who shall be the beneficiaries of the rights conferred herein with respect to this easement as more fully described herein (and as set forth in the attached Plot Plans).

It is the intention of this document that the above dominant tenements shall have the right of/to access through and across the servient tenement to exit from the servient tenement out to College Way as depicted on the attached diagram containing arrows showing traffic circulation plan.

It is further the intention of this document and the parties, that the employees of Louis Auto Glass are granted permission to park in three parking spaces located in the northwest corner of the servient tenement (which spaces will be marked "Parking for Louis Auto Glass employees only").

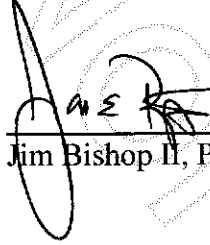
EASEMENT FOR SEWER, WATER,
AND OTHER UTILITIES - 1
EASEMENT.FRM



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Grantor: Summit Bank



Jim Bishop II, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE - EXCISE TAX

DEC 16 2008
Amount Paid
Skagit Co
177

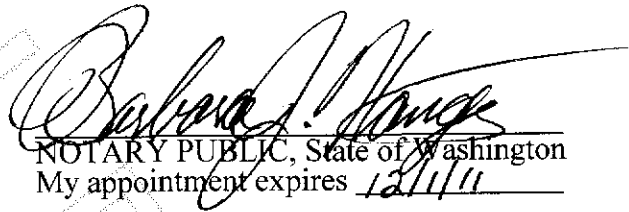
STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

ss.

I certify that I know or have satisfactory evidence that Jim Bishop II is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the authorized representative of Summit Bank, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes stated therein.

Dated this 16th day of December, 2008.

'BARBARA J. HANGER'
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 1, 2011



NOTARY PUBLIC, State of Washington
My appointment expires 12/1/11

EASEMENT FOR SEWER, WATER,
AND OTHER UTILITIES - 2
EASEMENT.FRY



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Exhibit A

**Louis Auto Parcel
Parcel # P-25877 and P-25885**

Tract "D" of Mount Vernon Short Plat No. MV-4-81, approved January 20, 1981 and recorded January 21, 1981, under Auditor's File No. 8101210002, in Volume 5 of Short Plats, page 26, records of Skagit County, Washington; being a portion of the Southwest ¼ of the Northeast ¼ of Section 17, Township 34 North, Range 4 East, W.M.

Except from Tract D the South 40 feet thereof

TOGETHER WITH the East 15 feet of Tract A of said Mount Vernon Short Plat No. MV-4-81 excepting from said Tract A the South 155 thereof

TOGETHER WITH the West 15 feet of Tract C of said Mount Vernon Short Plat No. MV-4-81 excepting from said Tract C the South 155 thereof

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the East 15 feet of the South 155 feet of Tract "A" of said Short Plat No. MV-4-81.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across the West 15 feet of the South 155 feet of Tract "C" of said Short Plat No. MV-4-81.

Situate in the County of Skagit, State of Washington.



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Exhibit A-continued

**Summit Bank Parcel
Parcel # P-25882**

Tract "C" of Mount Vernon Short Plat No. MV-4-81, approved January 20, 1981, recorded January 21, 1981 in Volume 5 of Short Plats, page 26, under Auditor's File No. 8101210002 an being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 15 feet of said Tract C, EXCEPT the South 155 feet thereof, as conveyed to Randy Aldridge by deed recorded September 1, 1989, under Auditor's File No. 8909010091,

ALSO EXCEPT that portion conveyed to the State of Washington by Deed recorded May 13, 1991, under Auditor's File No. 9105130037.

Together With That portion of "HAWTHORNE LAWN, PLATTED BY SKAGIT MEMORIAL PARK INC.," as per plat recorded in Volume 7 of Plats, page 13, records of Skagit County, Washington, also known as Lots 1-8 Block 1, Lots 5-8 Block 2, Lots 5-8 Block 25, Lots 1-8 Block 26, Lots 1-8 Block 27, Lots 5-8 Block 28, Lot 8 Block 50 and Lots 1, 7 and 8 Block 51, Section B, Reserve B Hawthorne Memorial Park Burial Plot Map, and being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Beginning at the Southwest corner of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East W.M;
thence North $0^{\circ}28'17''$ West along the West line of said subdivision for a distance of 35.00 feet, more or less, to the Northerly right-of-way margin of SR 538 as shown on that certain right-of-way map labeled SR 538 MP 0.09 to MP 1.27 Jct. SR 5 to LaVenture Road, Skagit County/Right-of-way Plan Washington State Department of Transportation, dated April 15, 1988, sheet 4 of 4 and being the true point of beginning;
thence South $89^{\circ}37'00''$ East along said North right of way margin of SR 538 for a distance of 33.20 feet;
thence North $0^{\circ}23'00''$ East for a distance of 47.50 feet;
thence North $89^{\circ}37'00''$ West for a distance of 18.00 feet;
thence North $0^{\circ}23'00''$ East for a distance of 3.50 feet;
thence North $89^{\circ}37'00''$ West for a distance of 15.96 feet, more or less, to the West line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ at a point bearing North $0^{\circ}28'17''$ West from the true point of beginning;
thence South $0^{\circ}28'17''$ East along said West line for a distance of 51.01 feet, more or less, to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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D08-023

SCALE: 1" = 20'

This plan sheet is approved for construction in accordance with the City of Mount Vernon ordinance and policies. This plan sheet does not imply or convey permission to construct any item unless accompanied by an approved permit covering the work. All permits must be in a City approved form reviewed for compliance to City Codes. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer whose name and stamp appear on this sheet. Accepting, complying with and providing obligation for all Federal, State, County and Local laws, permits and regulations, including but not limited to the Endangered Species Act, Federal Inland Permit, State Department of Fisheries Hydrologic Permit, Federal Flood plain Permit, National Pollution Discharge Elimination System Permit is the responsibility of the Developer, Landowner and their Engineer. The issuance of this plan shall not be construed as proof of compliance with applicable laws and permit requirements.

APPROVED BY: *Claudia Gate* Date: 06-27-08

This approval will expire in one year from the date noted above.

HAWTHORNE FUNERAL HOME AND MEMORIAL PARK

PROPOSED NORTH GUY POLE FOR PSE LOCATED NORTH OF PROPOSED GUY POLE. THE ADJACENT WEST FACE OF CURB IS LOCATED 4' WEST OF THE PROPERTY LINE. GUY ANCHORS SHALL MAINTAIN 2' OF CLEARANCE FROM FACE OF CURB. GUY ANCHORS SHALL BE AVAILABLE FROM THE ADJACENT PROPERTY EAST.

EXISTING POWER METER MOUNTED TO EXTERIOR WALL OF PUMP HOUSE, WITH UNDERGROUND ELECTRICAL SERVICE FROM UTILITY POLE NEAR SOUTHWEST CORNER OF HAWTHORNE PROPERTY.

UNDERGROUND POWER OVER HAWTHORNE ELECTRICAL SERVICE TO PUMP HOUSE SHALL BE MAINTAINED AT ALL TIMES. DEVELOPMENT OF THE SUMMIT BANK, AS REQUIRED BY HAWTHORNE FUNERAL HOME AS A CONDITION OF HAWTHORNE'S PROPERTY SALE TO SUMMIT BANK, SHALL RELIEVE ALL OF HAWTHORNE'S UTILITIES SERVING THE PUMP STATION FROM THAT AREA BEING ACQUIRED BY SUMMIT BANK.

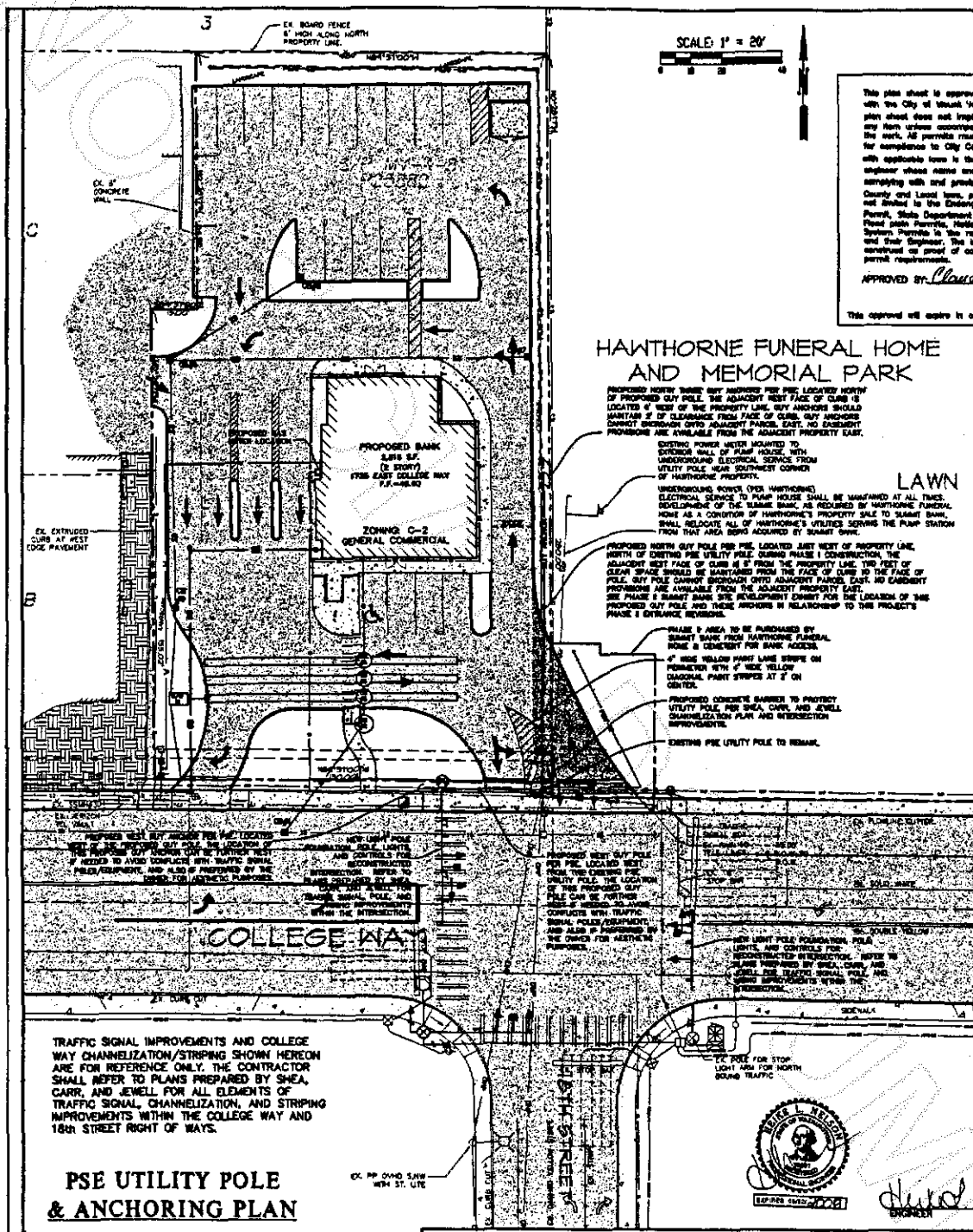
PROPOSED NORTH GUY POLE FOR PSE, LOCATED JUST WEST OF PROPERTY LINE, NORTH OF EXISTING PSE UTILITY POLE. DURING PHASE I CONSTRUCTION, THE ADJACENT WEST FACE OF CURB IS 4' FROM THE PROPERTY LINE. TWO FEET OF CLEAR SPACE SHOULD BE MAINTAINED FROM THE FACE OF CURB TO THE FACE OF POLE. GUY POLE CANNOT BE MOUNTED ONTO ADJACENT PROPERTY EAST. NO CARBONET PROVISIONS ARE AVAILABLE FROM THE ADJACENT PROPERTY EAST. SEE PHASE I SUMMIT BANK SITE DEVELOPMENT DRAWING FOR THE LOCATION OF THIS PROPOSED GUY POLE AND THESE ANCHORS IN RELATIONSHIP TO THE PROJECT'S PHASE I ENTRANCE REVISIONS.

PHASE I AREA TO BE PURCHASED BY SUMMIT BANK FROM HAWTHORNE FUNERAL HOME & CENTER FOR BANK ACCESS. 4" WIDE YELLOW PAINT LANE STRIPS ON PERIMETER WITH 2" WIDE YELLOW DIAGONAL PAINT STRIPES AT 2' ON CENTER.

PROPOSED CONCRETE BARRIER TO PROTECT UTILITY POLE FOR SHEA, CARR, AND JEWELL CHANNELIZATION PLAN AND INTERSECTION IMPROVEMENTS.

EXISTING PSE UTILITY POLE TO REMAIN.

LAWN



TRAFFIC SIGNAL IMPROVEMENTS AND COLLEGE WAY CHANNELIZATION/STRIPING SHOWN HEREON ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL REFER TO PLANS PREPARED BY SHEA, CARR, AND JEWELL FOR ALL ELEMENTS OF TRAFFIC SIGNAL, CHANNELIZATION, AND STRIPING IMPROVEMENTS WITHIN THE COLLEGE WAY AND 16th STREET RIGHT OF WAYS.

PSE UTILITY POLE & ANCHORING PLAN

PLAN STATUS:

SHEET DESCRIPTION: PHASE II SITE DEVELOPMENT AND PSE UTILITY POLE & ANCHORING PLAN	SCALE: 1" = 20'	SHEET TITLE: 1725 EAST COLLEGE WAY SUMMIT BANK - MOUNT VERNON FOR JAMES BISHOP, II SECTION 17, T. 34 N., R. 4 E., W.M.	DRAWING NO. 060438TE.dwg
	DRAWN BY: D. REMSEN CHECKED BY: J. RAWNH DATE: 06/24/08	DATE: 06/24/08	JOB NO. 06043 SHEET NO. 8 OF 13



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