



201402190029

Skagit County Auditor

\$75.00

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Parcel No.: 8040-000-009-0000/P119270
Legal Desc.: Ptn Lot 9 Replat of Western Peterbilt BSP L-99-0003

EASEMENT

THE GRANTOR, Thomas A. Little, as his separate property, for and in consideration of Granting of Easement rights and no other consideration, convey to Thomas A. Little, a single man, as his separate property, **THE GRANTEE**, and to his successors and assigns a non-exclusive mutually beneficial easement for sanitary side sewer purposes, and the maintenance thereof, over, under, across and through the following described tract, said easement so described to be a benefit to the property described on Exhibit "B" attached hereto which shall be a covenant running with the land:

As attached hereto as Exhibit "A"

This Easement Agreement is executed the 18th day of February, 2014.

Thomas A. Little

Thomas A. Little

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 -
FEB 19 2014

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

STATE OF WASHINGTON }
 }ss
County of Skagit }

I certify that I know or have satisfactory evidence that Thomas A. Little is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 18 day of February, 2014.

Bruce G. Lisser
Notary Public in and for the
State of Washington, residing at
Mount Vernon

My appointment expires 7-14-16.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 7-14-2016

Exhibit "A"

A non-exclusive mutually beneficial easement for sanitary side sewer purposes, and the maintenance thereof, for the benefit of Lot 8 (or any future subdivided portion thereof) Western Peterbilt Binding Site Plan No. L-99-0003, approved June 5, 2002 and recorded July 1, 2002 under Skagit County Auditor's File No. 200207010180, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M., over, under and across the following described property:

BEGINNING at the Northwest corner of Lot 9, Replat of Western Peterbilt Binding Site Plan No. L-99-0003, approved November 26, 2008 and recorded December 8, 2008 under Auditor's File No. 200812080063, being a point common with the Southwest corner of said Lot 8 on the right-of-way margin of Suzanne Lane; thence North 89°32'54" East along the common line between said Lots 8 and 9 for a distance of 30.00 feet; thence South 0°27'06" East for a distance of 15.00 feet; thence South 89°32'54" West for a distance of 32.30 feet, more or less, to a point on a non-tangent curve on said right-of-way margin of Suzanne Lane, also being the Westerly line of said Lot 9; thence along said curve to the left, concave to the West, having an initial tangent bearing of North 17°00'21" East, a radius of 50.00 feet, through a central angle of 17°27'27", an arc distance of 15.23 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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



2-14-14



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Exhibit "B"

Lot 8 (or any future subdivision thereof), Western Peterbilt Binding Site Plan No. L-99-0003, approved June 5, 2002 and recorded July 1, 2002 under Skagit County Auditor's File No. 200207010180, being a portion of the Southwest ¼ of the Northwest ¼ of Section 32, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



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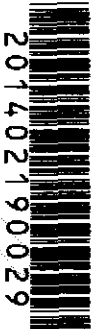
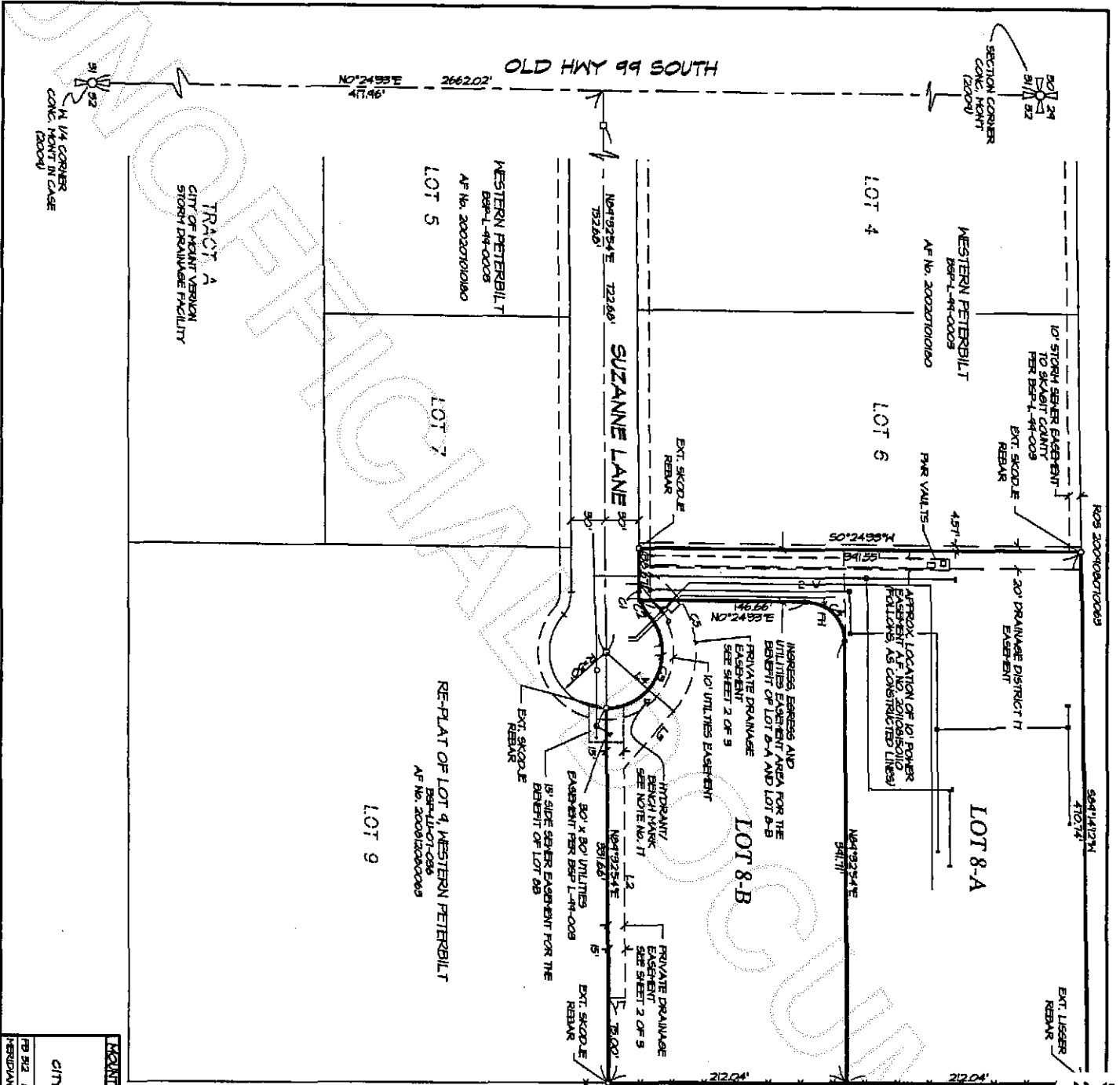
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EXHIBIT "C"



\$75.00

LOT AREA AND ADDRESS INFORMATION
 LOT 8-A 507 SUZANNE LANE 127904 SQ. FT. 2.49 ACRES
 LOT 8-B 515 SUZANNE LANE 66359 SQ. FT. 1.80 ACRES

ADJOINING PROPERTY OWNERS:

- WEST P-112287
- COLCO LLC
- PO BOX 3848
- SEATTLE WA 98124
- NORTH P-248546
- OLD FN, LLC
- 6184 WEST EDISON LANE
- BON WA 98232
- SOUTH P-112270
- THOMAS A LITTLE
- 105 NORTH STREET DRIVE
- CANNON ISLAND, WA 98242

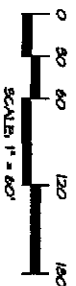
WIRE FENCE ALONG RIGHT OF WAY MARGIN

CURVE TABLE

STATION	DELTA	ARC	RADIUS
1	140°23'	743'	50.00'
2	271°04'	1436'	50.00'
3	91°2455"	14.68'	50.00'
4	84°08'21"	54.45'	50.00'
5	104°32'40"	152.85'	50.00'

LINE TABLE

LINE	NO	BEARING	LENGTH	AREA
L1	1	N0°12'08.54"E	15.00'	
L2	2	S84°53'54.51"W	209.20'	
L3	3	N46°52'58.74"E	67.60'	
L4	4	N11°07'02.72"E	80.00'	



SHEET 9 OF 9

DATE: 12/07/11

SKAGIT COUNTY AUDITOR
 SUZANNE LANE
 SPLIT IN A PORTION OF THE
 SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
 SECTION 23, T 24 N, R 4 E, W14
 CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON
 FROM THOMAS A LITTLE
 LISSEER & ASSOCIATES PLLC SCALE: 1" = 60'
 (RECORDING ASSIGNED) MOUNT VERNON, WA 98203
 (DRAWN BY) DWS 01-04-09