



201402210089

FILED AT THE REQUEST OF / RETURN TO:
Landed Gentry Realty
504 E Fairhaven Ave.
Burlington, WA 98233

Skagit County Auditor \$75.00
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Grantor's Parcel Numbers: (P126412, 4935-000-019-0000); (P126413, 4935-000-020-0000);
(P126414, 4935-000-021-0000)

EASEMENT DEED

THE GRANTOR, Landed Gentry Custom Home Group, a Washington Limited Liability Company

for and in consideration of Establishment of Easement

conveys and quit claims to Landed Gentry Custom Home Group, a Washington Limited Liability Company

an EXCLUSIVE easement over, across and under following described real estate situated in Skagit County, State of Washington, together with all after acquired title of the grantor therein, FOR the benefit of said lots 19, 20, 21 and such other property as the grantee ONLY may wish to add in the future.

ATTACHED AS EXHIBIT "A"

Abbreviated Legal: Lots 19, 20 & 21 "PLAT OF MONTREAU, PHASE 1"

EXECUTED this 21st day of February, 2014.

GRANTOR

Landed Gentry Custom Home Group, LLC

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
easement
FEB 21 2014

Kendra Decker
Kendra Decker, Manager

Amount Paid \$0
Skagit Co. Treasurer
By *man* Deputy

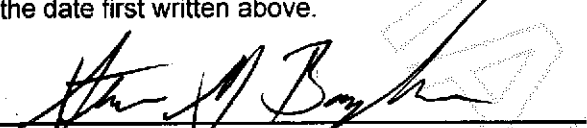
STATE OF Washington

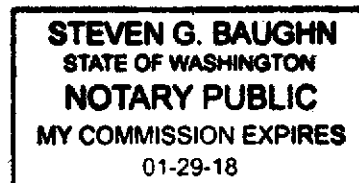
ss.

COUNTY OF SKAGIT

On this 21st day of February, 2014, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared KENDRA DECKER, to me known to be the INDIVIDUAL, described in and who executed the foregoing instrument as MANAGER of LANDED GENTRY CUSTOM HOME GROUP, LLC and acknowledged to me on oath stated that she is authorized to execute the instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the date first written above.


Notary Public in and for the State of Washington
My appointment expires: 01-29-2018



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Skagit County Auditor

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EXHIBIT "A"
LANDED GENTRY CUSTOM HOME GROUP LLC
EASEMENT DEED

- Lot 21, "PLAT OF MONTREAUX, PHASE 1"; (P126414, 4935-000-021-0000)
- Lot 20, "PLAT OF MONTREAUX, PHASE 1"; (P126413, 4935-000-020-0000)
- Lot 19, "PLAT OF MONTREAUX, PHASE 1"; (P126412, 4935-000-019-0000)

Legal Description-

That portion of Lots 19, 20 and 21 of the "PLAT OF MONTREAUX, PHASE 1", as per plat recorded on July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington, described as follows:

Beginning at the Northwest Corner of Lot 21 of said "PLAT OF MONTREAUX, PHASE 1"; Thence Westerly four (4) feet along the North line of said Lot 21, to a point; Thence Southerly parallel to the East line of 'Sumac PL' as shown on the face of said "PLAT OF MONTREAUX, PHASE 1", to a point along the South line of said Lot 21, four (4) feet East of the Southwest corner of thereof; Thence continuing on the same bearing, parallel to the East line of said 'Sumac PL', if extended Southerly, to a point seventeen (17) feet North of the South line of Lot 21, "PLAT OF MONTREAUX, PHASE 1"; Thence Southeasterly to a point along the South line of said Lot 21, "PLAT OF MONTREAUX, PHASE 1", which is thirty-three (33) feet East of the West line of said 'Sumac PL', if extended Southerly; Thence Westerly along the South lines of Lot 20 and Lot 19, "PLAT OF MONTREAUX, PHASE 1", to a point thirteen (13) feet West of the West line of said 'Sumac PL', if extended Southerly; Thence Northeasterly to a point thirteen (13) feet North of the South line of said Lot 19, "PLAT OF MONTREAUX, PHASE 1", AND five (5) feet West of the West line of said 'Sumac PL', if extended Southerly; Thence Northerly parallel to the West Line of said 'Sumac PL', if extended Southerly AND as depicted on the face of said "PLAT OF MONTREAUX, PHASE 1", to a point along the North line of said Lot 19, "PLAT OF MONTREAUX, PHASE 1", five (5) West of the Northeast corner of said Lot 19; Thence East along the North line of said Lot 19 to the Northeast corner of said Lot 19; Thence Southerly along the east line of said Lot 19 to the intersection of the east line of Lot 19 and the South line of 'Sumac PL' as shown on the face of said "PLAT OF MONTREAUX, PHASE 1"; Thence Easterly along the South line of said 'Sumac PL' as shown on the face of said "PLAT OF MONTREAUX, PHASE 1", to the West line of Lot 21 of said "PLAT OF MONTREAUX, PHASE 1"; Thence Northerly along the West line of Lot 21 of said "PLAT OF MONTREAUX, PHASE 1", to the point of beginning.

Situate within the County of Skagit, State of Washington.

See descriptive map attached as EXHIBIT "B"



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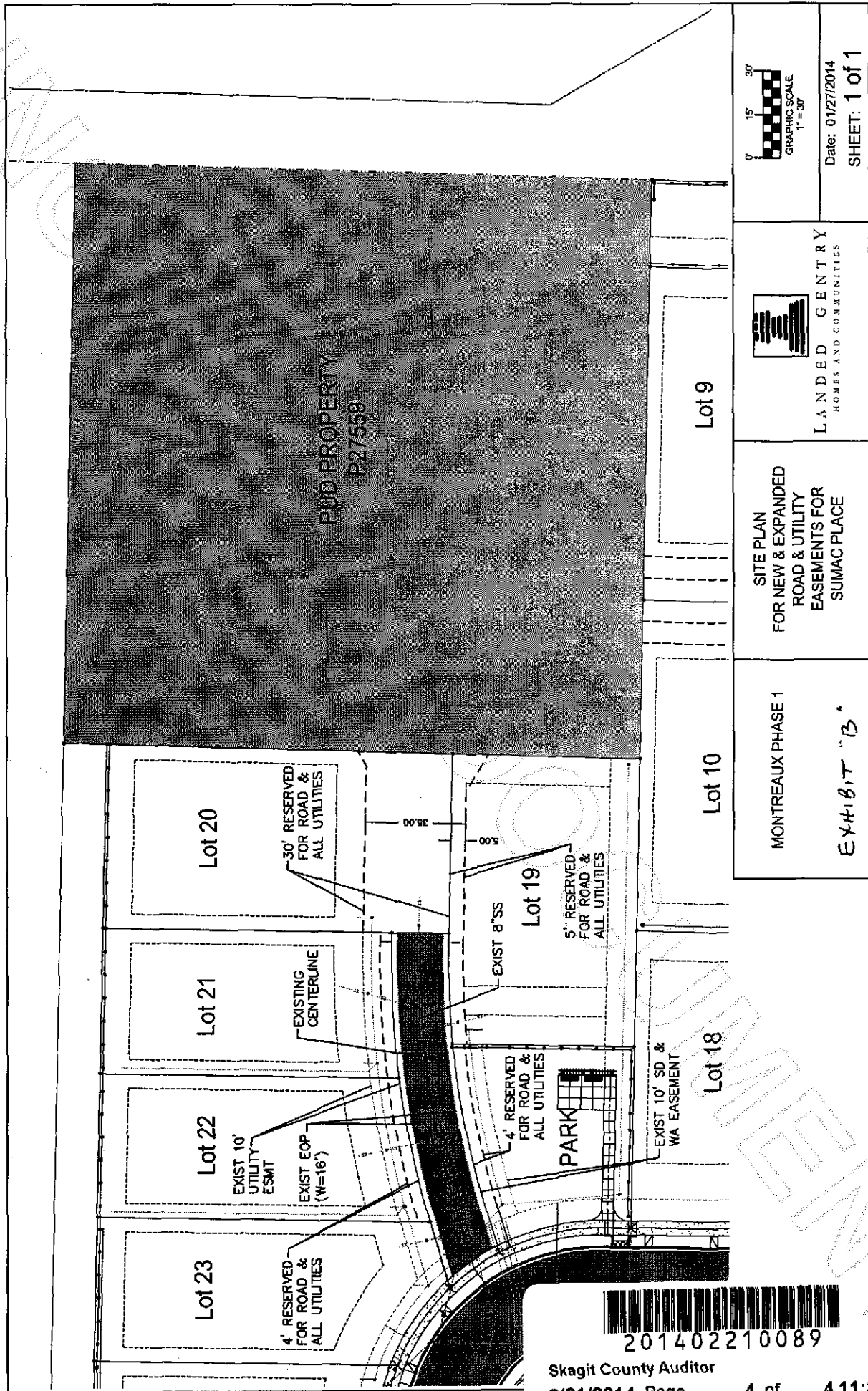
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UNPLANNED



Date: 01/27/2014

SHEET: 1 of 1



LANDED GENTRY
HOMES AND COMMUNITIES

SITE PLAN
FOR NEW & EXPANDED
ROAD & UTILITY
EASEMENTS FOR
SUMAC PLACE

MONTREUX PHASE 1

EXHIBIT "B"



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