

RETURN TO:

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201504010054

Skagit County Auditor

\$75.00

4/1/2015 Page

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4 3:41PM

TITLE OF DOCUMENT: LANDSCAPE EASEMENT
GRANTOR: LGIF, INC.
GRANTEE: LGIF, INC.
ABBREV. LEGAL DESCRIPTION: LOTS B & E, ANACORTES S.P. #ANA 06-001,
AF #200704110101
ASSESSOR'S TAX PARCEL NOs.: P125993, P125996

LANDSCAPE EASEMENT

This Landscape Easement is granted by LGIF, INC., (hereinafter referred to as the "Grantor"), to LGIF, INC., (hereinafter referred to as the "Grantee"), for the use and benefit of the successors in interest to Grantor and Grantee.

The following recitals of fact are a material part of this instrument:

A. The Grantor is the sole owner in fee simple of a tract of land which is hereinafter referred to as "Parcel A" and which is legally described as follows:

Lot E, City of Anacortes Short Plat No. ANA 06-001, recorded at Auditor's File No. 200704110101, Records of Skagit County, Washington.

B. The Grantee is the sole owner of a tract of land which is hereinafter referred to as "Parcel B" and which is legally described as follows:

Lot B, City of Anacortes Short Plat No. ANA 06-001, recorded at Auditor's File No. 200704110101, Records of Skagit County, Washington.

C. The Grantor wishes to grant and the Grantee wishes to receive an easement over, under and across those portions of Parcel A which are hereinafter referred to as "the Easement Area" and which portions are described as follows:

Those portions of Parcel A lying southerly of the right of way of Lowman Circle, as depicted on the Record of Survey recorded under Skagit County Auditor's File No.: 201411050055 See the attached Exhibit A.

Now, therefore, Grantor grants and covenants as follows:

1. GRANT OF EASEMENT. The Grantor hereby grants to the Grantee, as and for an easement appurtenant to Parcel B, a perpetual, exclusive easement for the installation, maintenance, repair and replacement of landscaping on, over, under and across the Easement Area.

2. RESTRICTIONS ON USE OF EASEMENT AREA. Use of the Easement Area is intended to be harmonious and consistent with the landscaping on Parcel B.

3. RUNNING OF BENEFITS AND BURDENS. The grant of easement contained herein, along with any and all benefits and burdens arising therefrom, and all covenants, conditions, restrictions and reservations included herein are intended to become, and by the recordation of this instrument shall be conclusively deemed to be legal and equitable servitudes which shall run with the land of the above-described Parcels owned by Grantor and Grantee, and which shall be binding upon both Parcels, and upon their respective owners and occupiers, and upon the respective heirs, personal representatives, successors and assigns of such parties, through all successive transfers of either Parcel and/or the granting of any security interests therein, without requirement of further specific reference or inclusion in deeds, contracts or security instruments, and regardless of any subsequent forfeiture, foreclosures, or sales under security instruments, or of any forfeiture, foreclosures, or sales instituted for nonpayment of governmental tax, levy or assessment of any kind.

DATED this 31ST day of March, 2015.

LGIF, INC.

[Handwritten Signature]
By Brian Gentry, its President

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

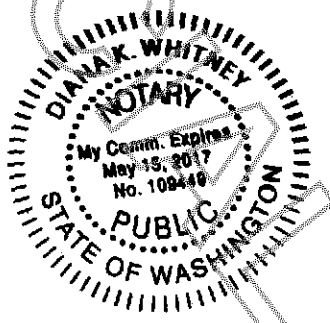
APR 01 2015

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

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that BRIAN GENTRY 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 PRESIDENT of the Declarant, LGIF, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: MARCH 31st, 2015.

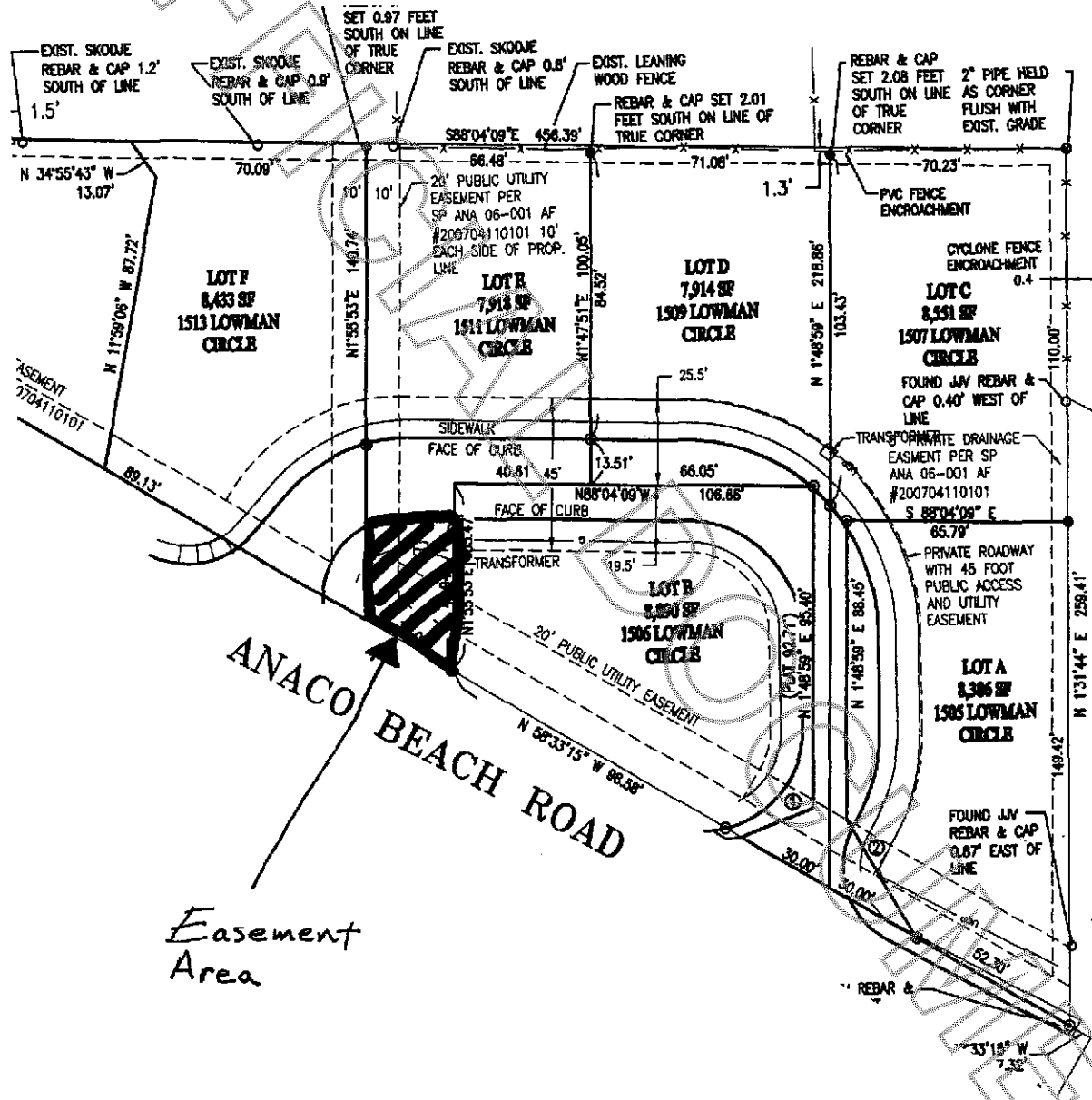


Diana K. Whitney
NOTARY PUBLIC for the State of
Washington. My Commission
expires 15 MAY 2017

EXHIBIT A

Sketch of Easement Area

As depicted on that Record of Survey recorded at Auditor's File No. 201411050055:



Easement Area