



201607210024

Skagit County Auditor

\$77.00

7/21/2016 Page

1 of

5 11:32AM

When recorded return to:

Bargains Galore Thrift Store
Attn: Dick Reitsma
224 Chenoweth St.
Mount Vernon, WA 98273

Escrow Number: JM1895

EASEMENT

THE GRANTORS: BARGAINS GALORE THRIFT STORE, A WASHINGTON NON-PROFIT CORPORATION, AS TO THE ACCESS AND STORM WATER EASEMENTS AND SMVBP, LLC, A WASHINGTON LLC AS TO THE ACCESS EASEMENT for and in consideration of none, no monetary consideration, conveys and quit claims to BARGAINS GALORE THRIFT STORE, A WASHINGTON NON-PROFIT CORPORATION, AS TO THE ACCESS EASEMENT AND SMVBP, LLC, A WASHINGTON LLC, AS TO THE ACCESS AND STORM WATER EASEMENTS, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Those portions of Lots 10 and 11 of South Mount Vernon Business Park, Binding Site Plan No. LU 05-061, approved August 30, 2007 and recorded September 10, 2007 as Auditor's File No. 200709100133 described on Strip Easement For Shared Access and on Storm Drainage Easement attached hereto

Subject to matters of record; subject to matters set forth on the attachments hereto; and subject to the following to provisions;

One: The parties hereto agree to equally share the improvement and maintenance costs on the Strip Easement For Shared Access, and

Two: The parties hereto agree to share maintenance costs of of the Strip Easement For Storm Water based upon the square footage of the impervious areas being drained through said Easement.

Tax Parcel Number(s): P126623 and 126624

Dated: July 21, 2016

Bargains Galore Thrift Store, a WA Non-Profit Corporation by Richard C. Reitsma, Vice President and Project Manager

SMVBP, LLC, by Dan Mitzel, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Easement
JUL 21 2016

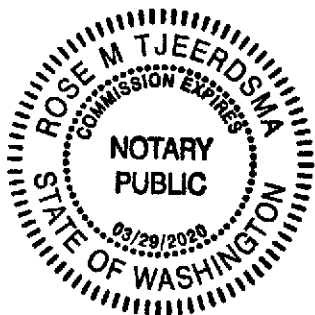
State of Washington }
County of Skagit } SS:

Amount Paid \$
Skagit Co. Treasurer
By TF Deputy

On this 21 day of July, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Richard C. Reitsma to me know to be the Vice-President and Project Manager of Bargains Galore Thrift Store, a Washington Non-Profit Corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

Richard C. Reitsma

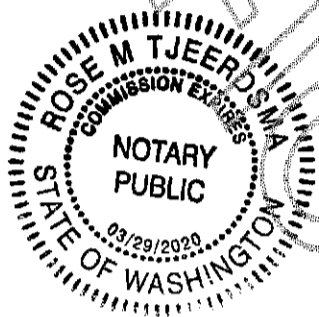
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 3/29/20



State of Washington }
County of Skagit } ss.

On the 21 day of July, 2016, I certify that I know or have satisfactory evidence that Dan Mitzel in the person who appeared before me, and said paerson acknowledged that he signed this instrument, on oath stated the he was authorized to execute the instrument and acknowledged it as the Managing Member of SMVBP, LLC, a Washington limited liability company, 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 the day and year last above written.



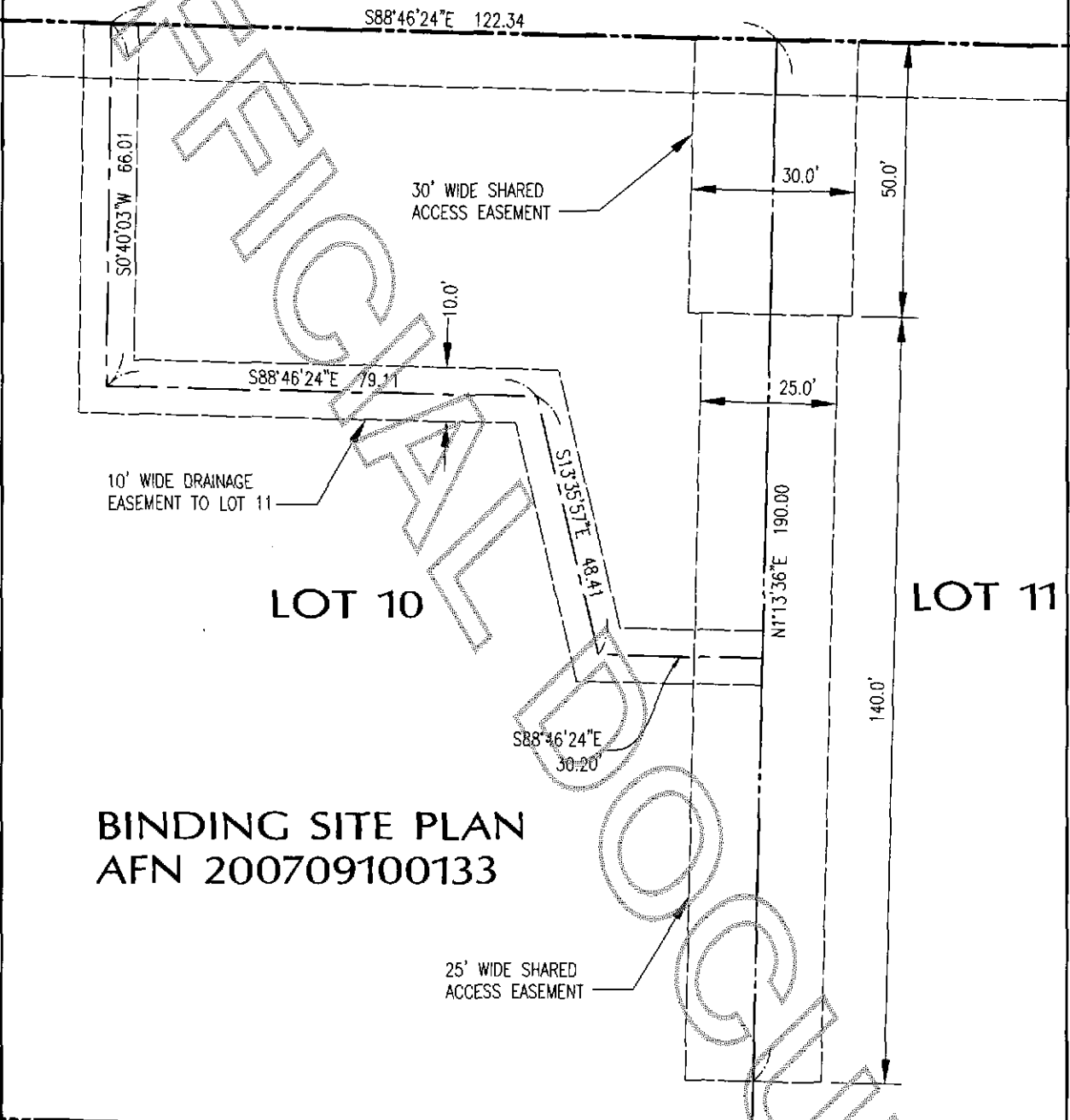
Rose M Tjeerdsma
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 3/29/20

UNRECORDED ORIGINAL DOCUMENT

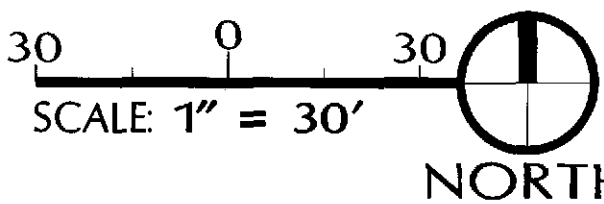
A PORTION OF THE SW 1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

EXHIBIT "D"

CHENOWETH STREET



BINDING SITE PLAN
AFN 200709100133



SOUTH MOUNT
VERNON BUSINESS
PARK

 Sound Development Group ENGINEERS AND ARCHITECTS P.O. Box 202 Tel: 361-202-0133	SHEET DESCRIPTION EASEMENT EXHIBIT	SCALE: 1" = 30' DRAWN BY: PLAU JOB NUMBER: 14032 DATE: 07.14.16
	PROJECT PARKING EXPANSION FOR BARGAIN'S GALORE	DRAWING NAME 14032ESMT.dwg SHEET 1 OF 1

BARGAIN'S GALORE
STORM DRAINAGE EASEMENT

LEGAL DESCRIPTION FOR: **BARGAIN'S GALORE**
 STRIP EASEMENT FOR STORM WATER

A NON-EXCLUSIVE EASEMENT FOR STORM WATER CONVEYANCE OVER, UNDER AND UPON A STRIP OF LAND, BEING 10 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, ALL BEING LOCATED IN LOT 10 OF "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN" AS RECORDED UNDER AUDITORS FILE NUMBER 200709100133, ALL BEING WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10, SAID CORNER BEING ON THE SOUTH LINE OF TRACT 998 PLATTED AS "CHENOWETH STREET" THENCE NORTH 88°46'24" WEST ALONG SAID SOUTH LINE OF TRACT 998 A DISTANCE OF 122.34 FEET **TO THE TRUE POINT OF BEGINNING** OF SAID CENTERLINE; THENCE SOUTH 0°40'03" WEST WITH A WIDTH OF 5.00 FEET ON THE LEFT AND RIGHT SIDE AS IT TRAVERSES THROUGH SAID LOT 10 A DISTANCE OF 66.01 FEET; THENCE SOUTH 88°46'24" EAST A DISTANCE OF 79.11 FEET; THENCE SOUTH 13°35'57" EAST A DISTANCE OF 48.41 FEET; THENCE SOUTH 88°46'24" EAST A DISTANCE OF 30.20 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID LOT 10 AND **THE TERMINUS** OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE EXTENDED OR SHORTENED AT THE NORTHERLY AND EASTERLY LIMITS AS TO TERMINATE AT THE LOT LINE BOAUNDARY OF SAID LOT 10.

IT IS ALSO UNDERSTOOD, THAT FROM TIME TO TIME, STORM WATER, SURFACE SHEET FLOW FROM LOT 11 OF SAID BINDING SITE PLAN, SHALL BE ALLOWED TO PASS OVER, UNDER AND UPON SAID LOT 10 TO THEN BE INTERCEPTED BY EXISTING STORM STRUCTURES AND THEN BE TRANSPORTED TO THE STORM INFRASTRUCTURE FACILITIES FOR SAID "BINDING SITE PLAN".

BARGAIN'S GALORE
PARKING EXPANSION

LEGAL DESCRIPTION FOR: BARGAIN'S GALORE
STRIP EASEMENT FOR SHARED ACCESS

A NON-EXCLUSIVE EASEMENT FOR SHARED ACCESS OVER, UNDER AND UPON A STRIP OF LAND, BEING OF VARIOUS WIDTH, LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, ALL BEING LOCATED IN LOTS 10 AND 11 OF "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN" AS RECORDED UNDER AUDITORS FILE NUMBER 200709100133, ALL BEING WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER TO SAID LOTS 10 AND 11 AND THE SOUTH LINE OF TRACT 998 PLATTED AS "CHENOWETH STREET" THENCE SOUTH 1°13'36" WEST ALONG SAID COMMON LOT LINE AND WITH A WIDTH OF 15.00 FEET ON THE LEFT AND RIGHT SIDE AS IT TRAVERSES ALONG THE COMMON LINE A DISTANCE OF 50.00 FEET; THENCE CONTINUING ALONG SAID LINE SOUTH 1°13'36" WEST WITH A WIDTH OF 12.50 FEET LEFT AND RIGHT A DISTANCE OF 140.00 FEET **TO THE TERMINUS** OF SAID CENTERLINE. THE SOUTHERLY SIDELINES OF SAID STRIP SHALL TERMINATE AT RIGHT ANGLES TO LAST SAID COURSE SOUTHERLY LIMIT.

THE SIDELINES OF SAID STRIP SHALL BE EXTENDED OR SHORTENED AT THE NORTHERLY LIMITS OF SAID STRIP AS TO BEGIN AT THE SOUTH LINE OF SAID TRACE 998.