

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Overlook Crest, LLC
103 N. Township Street
Sedro Woolley, WA 98284

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Kaylee Oudman
DATE 01/24/2023

UTILITY EASEMENT

Grantors: RIVER AND VALLEY DEVELOPMENT, LLC, a Tennessee limited liability company

Grantee: OVERLOOK CREST, L.L.C., a Washington limited liability company

Abbreviated Legal: Lot 107, "Phase Lot 106, The Reserve at Overlook Crest"
Ptn Gov. Lots 7 & 8, S36, T34N, R4E, W.M.
Ptn Gov. Lots 3 & 4, S31, T34N, R5E, W.M.
Ptn Gov. Lot 6, S36, T34N, R4E, W.M.;
Ptn NE ¼, SW ¼, S31, T34N, R5E, W.M.
SE ¼, SW ¼, S30, T34N, R5E, W.M.
Gov. Lot 2, S31, T34N, R5E, W.M.
E ½, NW ¼ S31, T34N, R5E, W.M.
Ptn NW ¼ SE ¼ S30, T34N, R5E, W.M.
Ptn NE ¼, SW ¼, S30, T34N, R5E, W.M.
Ptn NE ¼ & Ptn SE ¼, S36, T34N, R4E, W.M.
NE ¼, SW ¼ S30, T34N, R5E, W.M.

Additional Legal: Exhibits "A", "B", & "C"

Assessor's Tax Parcel Nos.: Hansen: P29886; P107656; P135910;
P29885; & P135911
Overlook: P104162; P30543; P29855; P104391;
P30514; P30526; P30512; P30544; P29883;
P30542; P29854; P30528; P29999; P30527;
P104392; & P30517

I. DESCRIPTION OF PROPERTY

GRANTORS, RIVER AND VALLEY DEVELOPMENT, LLC, a Tennessee limited liability company, is the owner of real property located in Skagit County, Washington (hereinafter referred to as the "Hansen Lot"), which is more particularly described on the attached Exhibit "A";

GRANTEE, OVERLOOK CREST, L.L.C., a Washington limited liability company, is the owner of real property located in Skagit County, Washington (hereinafter referred to as the "Overlook Lot"), which is more particularly described on the attached Exhibit "B";

II. GRANT OF EASEMENT

For and in consideration of the mutual promises and agreements herein, the receipt and sufficiency of which are hereby acknowledged, RIVER AND VALLEY DEVELOPMENT, LLC, a Tennessee limited liability company ("Owner" or "Grantor(s)"), hereby grant and convey to OVERLOOK CREST, L.L.C., a Washington limited liability company ("Grantee"), for the purposes described below, a non-exclusive perpetual easement over, under, along, across, and through the following described real property (the "Property" herein) in Skagit County Washington:

The easement area is described in the attached as Exhibit "C" and by this reference made a part hereof.

A map illustrating the easement area is attached as Exhibit "D" and by this reference made a part hereof.

1. Purpose. Grantee shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, upgrade, and extend one or more utility systems for purposes of transmission, distribution, and sale of electricity. Such systems may include, but are not limited to:

Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi-buried or ground-mounted facilities and pads, manholes, meters, fixtures, attachments and any and all other facilities or appurtenances necessary to convenient to any of the foregoing.

Following the initial construction of all or a portion of the systems, Grantee may, from time to time, construct such additional facilities as it may require for such systems. Grantee shall have the right of access to the Easement Area over and across the Grantors' Property to enable Grantee to exercise its rights granted in this easement.

2. Easement Area Clearing and Maintenance. Grantee shall have the right, but not the obligation to cut, remove, and dispose of any and all brush, trees, or other vegetation in the Easement Area. Grantee shall also have the right, but not the obligation, to control, on a continuing basis and by any prudent and reasonable means, the establishment and growth of brush, trees, or other vegetation in the Easement Area.

3. Restoration. Following initial installation, repair or extension of its facilities, Grantee shall, to the extent reasonably practicable, restore landscaping and surfaces and portions of the Property affected by Grantee's work to the condition existing immediately prior to such work, unless said work was done at the request of Owner, in which case Owner shall be responsible for such restoration. All restoration which is the responsibility of Grantee shall be performed as soon as reasonably possible after the completion of Grantee's work and shall be coordinated with Owner so as to cause the minimum amount of disruption to Owner's use of the Property.

4. Owner's Use of Easement Area. Owner reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Owner shall not excavate within or otherwise change the grade of the Easement Area or construct or maintain any buildings or structures on the Easement Area and Owner shall do no blasting within 300 feet of Grantee's facilities without Grantee's prior written consent.

5. Indemnity. Grantee agrees to indemnify Owner from and against liability incurred by Owner as a result of the negligence of Grantee or its contractors in the exercise of the rights herein granted to Grantee, but nothing herein shall require Grantee to indemnify Owner for that portion of any such liability attributable to the negligence of Owner or the negligence of others.

6. Termination. The rights herein granted shall continue until such time as Grantee terminates such right by written instrument. If terminated, any improvements remaining in the Easement Area shall become the property of Owner. No termination shall be deemed to have occurred by Grantee's failure to install its systems on the Easement Area.

7. Successors and Assigns. Grantee shall have the right to assign, apportion, or otherwise transfer any or all of its rights, benefits, privileges, and interests arising in and under this easement. Without limited the generality of the foregoing, the rights and obligations of the parties shall be binding upon their respective successors and assigns. Grantors agree to take all such future and further actions as are requested by Grantee to transfer the benefits of this easement to Puget Sound Energy or such other utility provider as Grantee may request, including but in no way limited to modification of the terms of this Easement so that this Easement is substantially similar to the form of easement desired by such transferee.

8. Agreement is Appurtenant. The benefits, burdens, and covenants of this Agreement and the easements granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the Grantors' land and bind the Grantors' property, the Grantors, and their respective heirs, successors and assigns, and all persons possessing any of said property by, through, or under the parties hereto, or their respective heirs, successors or assigns.

DATED this 20th day of January, 2023.

(Signatures follow.)

GRANTOR:

RIVER AND VALLEY DEVELOPMENT, LLC

By _____
CRAIG S. HANSEN, Its: Member

GRANTEE:

OVERLOOK CREST, L.L.C.,

By _____
ROBERT W. JANICKI, Its: Member

(Acknowledgments follow.)

8. Agreement is Appurtenant. The benefits, burdens, and covenants of this Agreement and the easements granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the Grantors' land and bind the Grantors' property, the Grantors, and their respective heirs, successors and assigns, and all persons possessing any of said property by, through, or under the parties hereto, or their respective heirs, successors or assigns.

DATED this 20 day of January, 2023.

(Signatures follow.)

GRANTOR:

RIVER AND VALLEY DEVELOPMENT, LLC

By 
CRAIG S. HANSEN, Its: Member

GRANTEE:

OVERLOOK CREST, L.L.C.,

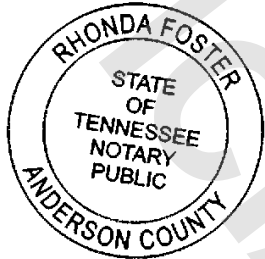
By _____
ROBERT W. JANICKI, Its: Member

(Acknowledgments follow.)

STATE OF TENNESSEE)
)
COUNTY OF Anderson) ss

I certify that I know or have satisfactory evidence that CRAIG S. HANSEN 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 Member of RIVER AND VALLEY DEVELOPMENT, L.L.C., a Tennessee limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 01/20, 2023



Rhonda Foster
(Signature)

NOTARY PUBLIC

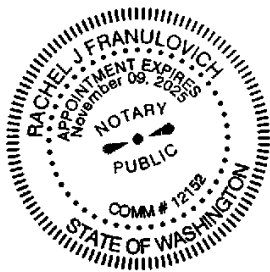
Rhonda Foster
Print Name of Notary

My appointment expires: 03/31/2026

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT) ss

I certify that I know or have satisfactory evidence that ROBERT W. JANICKI 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 Member of OVERLOOK CREST, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 23, 2023



Rachel J. Franulovich
(Signature)

NOTARY PUBLIC

Rachel Franulovich
Print Name of Notary

My appointment expires: 11-09-2025

Exhibit "A"
Legal Description of Owner's Property

Tax Parcel Nos. P29885, P107656, P135910, & P135911:

LOT 107, "PHASE LOT 106, THE RESERVE AT OVERLOOK CREST, A LONG CaRD LAND DIVISION," ACCORDING TO THE MAP THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 202210070029, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (GOVERNMENT LOT 4) OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M., AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (GOVERNMENT LOT 8) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (GOVERNMENT LOT 7) OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.

Also known as, and including,

The "Hansen Tract", as shown on that certain Record of Survey for Hansen / Overlook BLA, dated October 29, 2021 and recorded December 2, 2021 under Skagit County Auditor's File Number 202112020016, which is more particularly described as follows:

LOT 3, SHORT PLAT NO. PL07-0031, APPROVED JANUARY 26, 2010 AND RECORDED JANUARY 29, 2010, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201001290077. BEING A PORTION OF GOVERNMENT LOTS 7 AND 8 IN SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOTS 7 AND 8 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. AND GOVERNMENT LOT 4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M., LYING NORTHERLY AND EASTERLY OF STATE ROUTE 9.

EXCEPT THE SOUTH 330 FEET (20 RODS) OF SAID GOVERNMENT LOT 4.

ALSO EXCEPT LOT 2 OF SAID SHORT PLAT PL07-0031.

ALSO EXCEPT THOSE PORTIONS OF SAID GOVERNMENT LOTS 4, 7 AND 8 LYING NORTH OF AND EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH CORNER COMMON TO SAID SECTIONS 36 AND 31, AS SHOWN ON THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020016;

THENCE NORTH 02°04'01" EAST, ALONG THE LINE COMMON TO SAID SECTIONS 36 AND 31, 330.43 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 330 FEET

Exhibit "A"

(20 RODS) OF SAID GOVERNMENT LOT 4;
THENCE NORTH 88°56'36" EAST, ALONG THE NORTH LINE OF SAID SOUTH 330
FEET (20 RODS) OF GOVERNMENT LOT 4, 200.30 FEET TO THE TRUE POINT OF
BEGINNING;

THENCE NORTH 02°04'01" EAST, 108.22 FEET TO THE BEGINNING OF A NON-
TANGENT CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS
NORTH 23°02'58" EAST, AND HAVING A RADIUS OF 1010.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°48'15", AN
ARC DISTANCE OF 225.71 FEET TO SAID COMMON LINE TO SECTIONS 36 AND 31;
THENCE CONTINUING ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
33°00'54", AN ARC DISTANCE OF 581.98 FEET TO A POINT OF TANGENCY;
THENCE NORTH 17°38'01" WEST, 460.80 FEET TO THE BEGINNING OF A NON-
TANGENT CURVE, CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS
SOUTH 63°54'22" WEST, AND HAVING A RADIUS OF 1825.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°26'01", AN
ARC DISTANCE OF 236.78 FEET TO THE BEGINNING OF A REVERSE CURVE,
CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 56°28'21" EAST,
AND HAVING A RADIUS OF 2175.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°44'35", AN
ARC DISTANCE OF 635.58 FEET TO THE BEGINNING OF A REVERSE CURVE,
CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 73°12'56" WEST,
AND HAVING A RADIUS OF 2325.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°42'15", AN
ARC DISTANCE OF 474.94 FEET TO A POINT ON THE NORTH LINE OF THE
SOUTHEAST QUARTER OF SAID SECTION 36, SAID POINT BEARING NORTH
89°13'29" WEST, 1135.11 FEET FROM THE EAST QUARTER CORNER OF SAID
SECTION 36 AS SHOWN ON

SAID RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020016,
RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO BEING THE
POINT OF ENDING FOR THIS DESCRIBED LINE;

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Exhibit "A"

Exhibit "B"
Overlook Crest, L.L.C. Legal Description

TAX PARCEL NOS. P29855 & P29883:

"LOT A", as shown on that certain Record of Survey for Hansen / Overlook BLA, dated October 29, 2021 and recorded December 2, 2021 under Skagit County Auditor's File Number 202112020016, which is more particularly described as follows:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOTS 7 AND 8 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID GOVERNMENT LOTS 7 AND 8 LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH CORNER COMMON TO SAID SECTIONS 36 AND 31, AS SHOWN ON THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020016;

THENCE **NORTH 02°04'01" EAST**, ALONG THE LINE COMMON TO SAID SECTIONS 36 AND 31, **553.16 FEET** TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS **NORTH 35°51'13" EAST**, AND HAVING A RADIUS OF **1010.00 FEET**, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF **33°00'54"**, AN ARC DISTANCE OF **581.98 FEET** TO A POINT OF TANGENCY;
THENCE **NORTH 17°38'01" WEST**, **460.80 FEET** TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS **SOUTH 63°54'22" WEST**, AND HAVING A RADIUS OF **1825.00 FEET**;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF **07°26'01"**, AN ARC DISTANCE OF **236.78 FEET** TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS **NORTH 56°28'21" EAST**, AND HAVING A RADIUS OF **2175.00 FEET**;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF **16°44'35"**, AN ARC DISTANCE OF **635.58 FEET** TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS **SOUTH 73°12'56" WEST**, AND HAVING A RADIUS OF **2325.00 FEET**;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF **11°42'15"**, AN ARC DISTANCE OF **474.94 FEET** TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, SAID POINT BEARING **NORTH 89°13'29" WEST**, **1135.11 FEET** FROM THE EAST QUARTER CORNER OF SAID SECTION 36 AS SHOWN ON SAID RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020016, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT

Exhibit "B"

ALSO BEING THE **POINT OF ENDING** FOR THIS DESCRIBED LINE.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

TAX PARCEL NOS. P30527, P30528, P104391 & P104392:

"LOT B", as shown on that certain Record of Survey for Hansen / Overlook BLA, dated October 29, 2021 and recorded December 2, 2021 under Skagit County Auditor's File Number 202112020016, which is more particularly described as follows:

A TRACT OF LAND, DESCRIBED AS FOLLOWS:

GOVERNMENT LOTS 3 AND 4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M.

EXCEPT THE SOUTH 330 FEET (20 RODS) OF SAID GOVERNMENT LOT 4.

ALSO EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 4 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER COMMON TO SAID SECTIONS 36 AND 31, AS SHOWN ON THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020016;

THENCE NORTH 02°04'01" EAST, ALONG THE LINE COMMON TO SAID SECTIONS 36 AND 31, 330.43 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 330 FEET (20 RODS) OF GOVERNMENT LOT 4;

THENCE NORTH 88°56'36" EAST, ALONG THE NORTH LINE OF SAID SOUTH 330 FEET (20 RODS) OF GOVERNMENT LOT 4, 200.30 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 02°04'01" EAST, 108.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 23°02'58" EAST, AND HAVING A RADIUS OF 1010.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°48'15", AN ARC DISTANCE OF 225.71 FEET TO SAID COMMON LINE TO SECTIONS 36 AND 31;
THENCE SOUTH 02°04'01" WEST, ALONG SAID LINE COMMON TO SECTIONS 36 AND 31, 222.73 FEET, TO THE NORTHWEST CORNER OF SAID SOUTH 330 FEET (20 RODS) OF GOVERNMENT LOT 4 AND THE **TRUE POINT OF BEGINNING**.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Nos. P29854 & P29999:

The Southeast Quarter of the Northeast Quarter and that portion of Government Lot 6, lying East of

Exhibit "B"

the Northern Pacific Railway right of way, in Section 36, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT highway right of way.

AND EXCEPT that portion of said property described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 36;
Thence South 89°25'43" West along the South line of said Northeast Quarter a distance of 1,208.46 feet to the true point of beginning of this description;
Thence North 17°05'32" West, a distance of 930.67 feet;
Thence South 74°16'52" West, a distance of 508.04 feet, more or less, to a point on the Easterly right of way line of State Highway 1-A;
Thence in a Southerly direction along the Easterly right of way line of State Highway 1-A on a curve to the right to a point on the South line of said Northeast Quarter of said section;
Thence North 89°25'43" East along said South line of said Northeast Quarter, a distance of 514.21 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.

Tax Parcel Nos. P104162; P30512; P30517; P30514; P30542; P30544; P30526; & P30543:

PARCEL "A":

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, W.M.,

EXCEPT road rights of way

AND EXCEPT a tract conveyed to Skagit County by deed dated December 8, 1936, and recorded March 9, 1937, in Volume 171 of Deeds, page 345, records of Skagit County, Washington, which is more particularly described as follows:

Beginning at a point being North 18°38'30" West a distance of 1,347.6 feet from the South $\frac{1}{4}$ corner of said Section 31;
thence North 0°19' East a distance of 120.0 feet;
thence North 63°27'30" West a distance of 255.9 feet;
thence South 0°19' West a distance of 240.0 feet;
thence North 88°38' East a distance of 230.0 feet, more or less, to a point of beginning (bearings are referred to the South line of the Southwest $\frac{1}{4}$ of Section 31 as bearing North 87°36'30" East),

ALSO EXCEPT the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$,

AND ALSO EXCEPT that portion of the above described property lying Southwest of the County road commonly known as Walker Valley Road conveyed to Clay Imhof by deed dated April 4, 1984, and recorded April 30, 1984, in Volume 558 of Deeds, page 252, under Auditor's File No.

Exhibit "B"

8404300071, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Government Lot 2 in Section 31, Township 34 North, Range 5 East, W>M.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 30, Township 34 North, Range 5 East, W.M.,

EXCEPT County Road right of way commonly known as the Gunderson Road,

ALSO EXCEPT that portion conveyed to Skagit County for Gunderson Road #0600 by deeds recorded November 18, 1986, under Auditor's File Nos. 8611180004 and 8611180005, records of Skagit County, Washington,

AND ALSO EXCEPT that portion of said premises lying Northerly of Gunderson Road as conveyed by deeds recorded on October 31, 1988, under Auditor's File Nos. 8810310090 and 8810310091, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ in Section 30, Township 34 North, Range 5 East, W.M.,

EXCEPT County road right of way commonly known as the Gunderson Road,

ALSO EXCEPT that portion conveyed to Skagit County for Gunderson Road #0600 by deeds

Exhibit "B"

recorded November 18, 1986, under Auditor's File Nos. 8611180004 and 8611180005, records of Skagit County, Washington.

AND ALSO EXCEPT that portion of said premises lying Northerly of Gunderson Road as conveyed by deeds recorded on October 31, 1988, under Auditor's File Nos. 8810310090 and 8810310091, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Exhibit "B"

Exhibit "C"
Easement Area

EXHIBIT "C"
LEGAL DESCRIPTION OF POWER EASEMENT

A 10-FOOT WIDE STRIP, BEING A PORTION OF LOT 107, "PHASE LOT 106, THE RESERVE AT OVERLOOK CREST, A LONG CARD LAND DIVISION," ACCORDING TO THE MAP THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 202210070029, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID 10-FOOT STRIP LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (GOVERNMENT LOT 7) OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M., BEING 5-FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING ON A POINT AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36 AND THE EASTERLY MARGIN OF STATE ROUTE 9, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 107;
THENCE SOUTH 08°22'29" EAST, ALONG SAID EASTERLY MARGIN AND THE WEST LINE OF SAID LOT 107, 60.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 74° 17' 35" E, 130.00 FEET;
THENCE S 89° 16' 20" E, 420.64 FEET;
THENCE S 25° 00' 11" E, 198.84 FEET;
THENCE S 23° 48' 16" E, 194.33 FEET;
THENCE N 70°49' 23" E, 20.01 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 107 AND THE TERMINATION POINT OF SAID CENTERLINE.

EASEMENT CONTAINING (9,617 SQ. FT. ±)

SITUATE IN SKAGIT COUNTY, WASHINGTON.



JEPSON & ASSOCIATES

222 GRAND AVE., SUITE C ~ BELLINGHAM, WA 98225
PHONE: (360) 733-5760
JOB NO. 05128.05 | OCTOBER 12, 2022

Exhibit "C"

Exhibit "D"
Maps of Easement Area

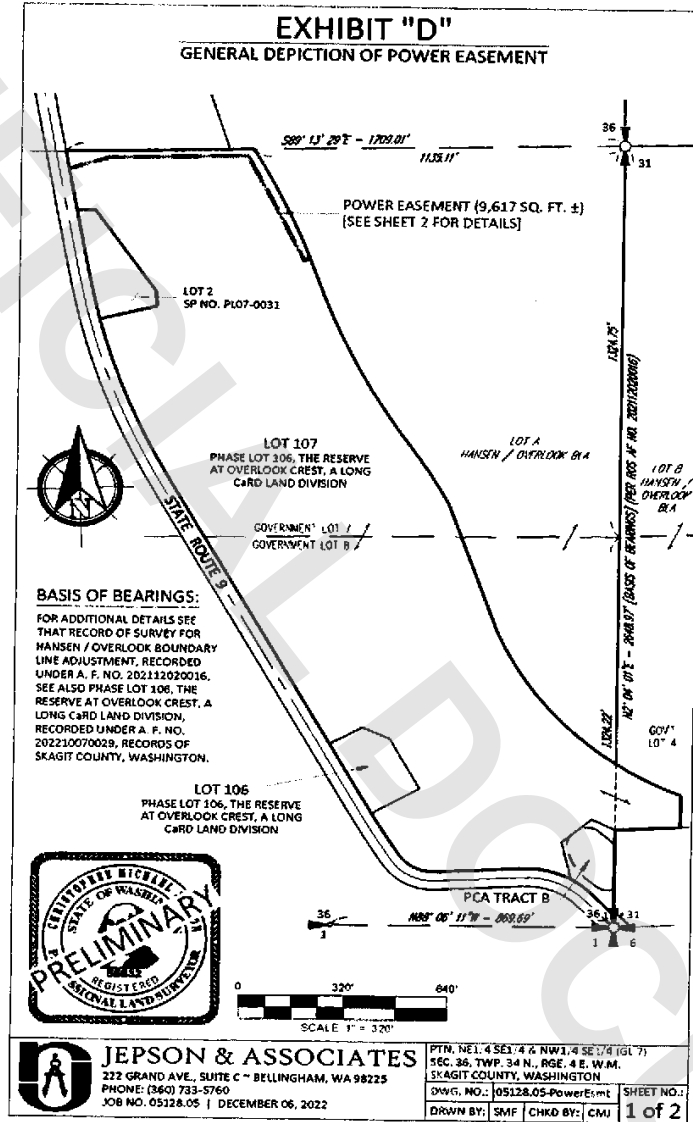


Exhibit "D"

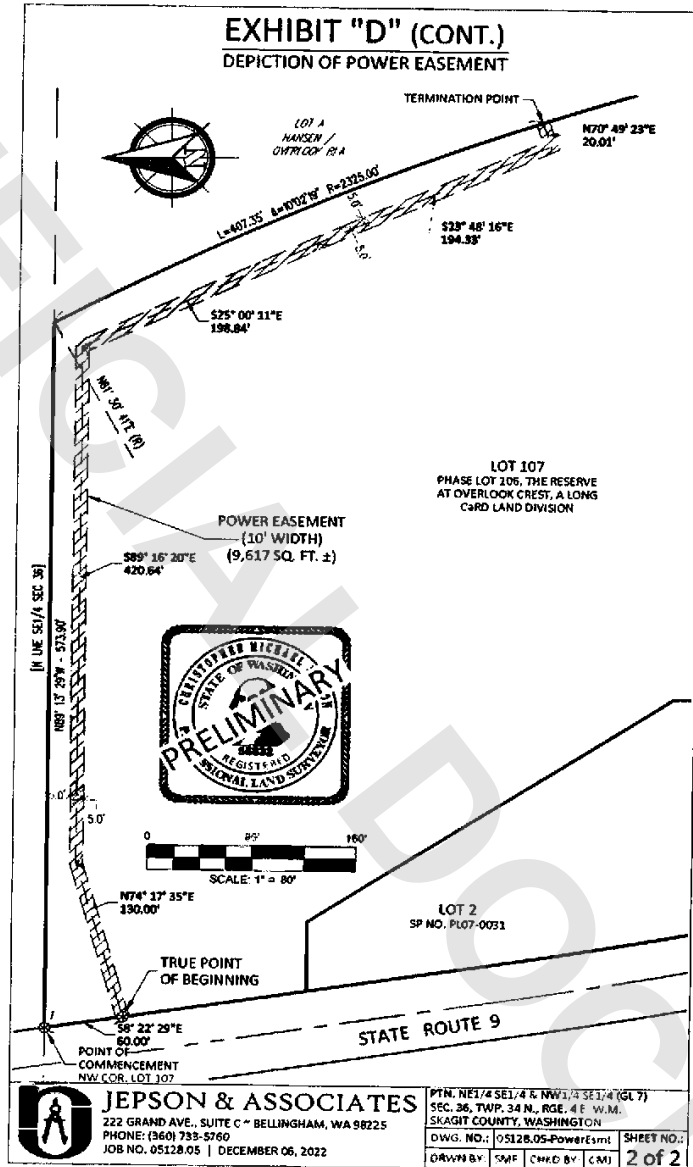


Exhibit "D"