

EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is entered into this 20th day of January 2023, by and between OVERLOOK CREST, L.L.C., a Washington limited liability company ("Grantor"), and RIVER AND VALLEY DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantee") (each a "Party" and collectively the "Parties"), with respect to the following:

RECITALS

A. Grantor owns the real property located in Skagit County, Washington, legally described on Exhibit A attached hereto and incorporated herein by reference ("Grantor Property").

B. Grantee owns the real property located in Skagit County, Washington, legally described on Exhibit B attached hereto and incorporated herein by reference ("Grantee Property"). The Grantor Property and the Grantee Property are referred to herein individually as a "Property" and collectively as the "Properties."

C. The Grantor Property and the Grantee Property share a common boundary.

D. As shown on Exhibit D attached hereto and incorporated herein by reference, the golf tee box located along the common boundary separating the Grantor Property and the Grantee Property, encroaches onto the Grantor Property.

E. In consideration of the terms and conditions of this Agreement, Grantor wishes to grant to Grantee an easement so that Grantee shall have the right to use the portion of the Grantor Property for the Grantee's golf tee, which area is legally described on Exhibit C attached hereto and incorporated herein by reference ("Easement Area").

F. Grantee wishes to accept an easement for use of the Easement Area pursuant and subject to the terms and conditions of this Agreement.

AGREEMENTS

NOW THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated into and form a part of this Agreement, and of the covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Grant of Easement. Grantor hereby grants and conveys to Grantee, for the benefit of the Grantee Property, an exclusive easement ("Easement") for the use of the Easement Area, subject to (a) the rights of Skagit County and of any other third parties under any covenants, conditions, restrictions, reservations, easements and/or rights of record, (b) rights that Grantor or Grantor's successors or assigns may grant to third parties pursuant to recorded documents for the installation, maintenance, repair and replacement of any existing or additional utilities in the Easement Area, provided that, following any such installation, maintenance, repair or replacement, the Easement Area shall be restored to substantially the same condition as it was in prior to such activity (such documents,

together with the documents described in (a) above being referred to collectively as the "Recorded Documents"), and (c) the right of Grantor, Grantor's successors and assigns, and a homeowners' association of which Grantor or Grantor's successors or assigns are a member to enter the Easement Area upon reasonable notice (except in the event of emergencies in which case no notice need be given) to comply with the requirements of any governmental entity or public utility with which Grantee has failed to comply or to fulfill obligations under any of the Recorded Documents.

2. Grantee's Covenants. In consideration of the grant of Easement, Grantee hereby covenants and agrees to (a) maintain the Easement Area in a safe condition, to take all necessary steps to prevent the Easement Area from becoming an attractive nuisance, and refrain from taking any action that would damage or impair the integrity of any walls, fencing or other improvements located along the boundary of the Grantor Property or otherwise immediately adjacent to the Easement Area, (b) comply with all laws, ordinances, rules and regulations applicable to Grantee's use and maintenance of the Easement Area, and (c) keep the Easement Area free and clear of all liens, charges and other monetary encumbrances, solely to the extent such liens, charges and other monetary encumbrances arise out of Grantee's rights or obligations hereunder or the actions or omissions of Grantee.

3. Duration of Easement. The Easement granted herein shall be perpetual unless terminated by the mutual written agreement of the Parties or upon Grantee's acquisition of fee title to the Easement Area as provided in Section 4 below, in which event the Easement and this Agreement shall terminate effective upon the date of such termination by the Parties or on the date of Grantee's acquisition of fee title to the Easement Area. Subject to the foregoing, the Parties acknowledge and agree that this Agreement shall be recorded against the Grantor Property and the Grantee Property, and thus shall run with the respective properties and shall be binding upon and inure to the benefit of the Parties and their respective heirs, legal representatives, successors and assigns.

4. Grantee's Acquisition of Fee Title to Easement Area. The Parties acknowledge that Grantor may convey fee title to the Easement Area to Grantee at some undetermined time in the future. In connection with the foregoing, Grantee agrees that Grantor may, at any time, execute and record a quitclaim or other deed that conveys fee title to the Easement Area to Grantee. In the alternative, if Grantor determines in its reasonable discretion that fee title to the Easement Area must be conveyed to Grantee in another manner, such as, by way of example and not limitation, a boundary line adjustment, then Grantor shall have the right to convey fee title to the Easement Area to Grantee in such other manner, and Grantee agrees that it will execute such documents and take such actions as are reasonably necessary for Grantor to so convey the Easement Area to Grantee, provided that same shall be at no cost to Grantee. In connection with the conveyance of the Easement Area to Grantee, Grantee agrees to sign a document in recordable form prepared by Grantor that will terminate of record this Agreement and the Easement granted herein, provided that same shall be at no cost to Grantee. The Parties agree that the provisions of this Agreement are good and sufficient consideration for the conveyance of fee title to the Easement Area to Grantee.

5. Indemnity. To the maximum extent permitted by law, Grantee agrees to defend, indemnify and hold harmless Grantor and its parents, subsidiaries, directors, officers, employees, agents, representatives, contactors, consultants, insurers, successors and assigns (collectively, "Grantor Parties") against and from any and all claims, losses, damages, liabilities, costs and expenses, including without limitation attorneys' fees (collectively, "Claims"), that arise from or relate to Grantee's rights or obligations hereunder or the actions or omissions of Grantee or his, her or its family members,

invitees, agents, heirs, representatives, consultants, contractors, employees or assigns (collectively, "Grantee Parties").

6. Insurance. Grantee agrees to include the Easement Area within the coverage of liability insurance policies maintained with respect to the Grantee Property for liabilities arising out of Grantee's rights or obligations hereunder or the use of the Easement Area by Grantee or any of the Grantee Parties.

7. Recorded Documents. Without limitation of any other provisions of this Agreement, Grantee agrees to fulfill, and to defend, indemnify and hold Grantor and the other Grantor Parties harmless from any Claims that arise from or relate to Grantee's failure to fulfill, all of the obligations of the owner or occupant of the Easement Area under any of the Recorded Documents.

8. AS IS. SUBJECT TO THE TERMS AND CONDITIONS OF THIS AGREEMENT, GRANTEE SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA IN ITS CURRENT AS IS, WHERE IS CONDITION AND WITH ALL FAULTS. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS MADE NO REPRESENTATIONS OR WARRANTIES, AND GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL REPRESENTATIONS OR WARRANTIES, IN CONNECTION WITH THE GRANT OF THE EASEMENT HEREUNDER AND GRANTEE'S RIGHT TO USE THE EASEMENT AREA. GRANTEE HEREBY FOREVER WAIVES, RELEASES AND DISCHARGES GRANTOR AND THE OTHER GRANTOR PARTIES FROM ANY AND ALL CLAIMS ARISING FROM OR RELATING TO THE GRANT OF THE EASEMENT HEREUNDER AND/OR GRANTEE'S RIGHT TO USE THE EASEMENT AREA, EXCEPT THAT THE FOREGOING SHALL NOT RELEASE GRANTOR FROM A BREACH OF ANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT OR FOR THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF GRANTOR OR ANY OF THE GRANTOR PARTIES.

9. Covenant to Not Interfere. Grantee acknowledges that Grantor and/or its successors or assigns may develop the Grantor Property into single family homes, and in connection with same, Grantee agrees that (a) Grantee will not claim any fee or other interest in or to any portion of the Grantor Property (including without limitation the Easement Area), by adverse possession or otherwise, except with respect to the rights expressly granted to Grantee in this Agreement; and (b) Grantee will not take any action or fail to take any action that will obstruct or delay Grantor's development of the Grantor Property or the construction, marketing or sale of homes on the Grantor Property.

10. Severability. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, then the legality, validity and enforceability of the remaining provisions of this Agreement shall not be affected thereby; and in lieu of each such illegal, invalid or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid or enforceable provision as may be possible which shall be legal, valid and enforceable.

11. Entire Agreement; No Modifications. This Agreement, together with the attached exhibits, constitutes the entire agreement between the Parties with respect to the matters described herein. Any prior correspondence, memoranda, understandings, offers, negotiations and agreements, oral or written, including, without limitation, any prior letter agreement or easement agreement entered into by Grantee and Grantor or a predecessor in interest to Grantor, are replaced in total by this

Agreement. This Agreement may not be modified or amended except in a writing signed by the record owners of the Properties.

12. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.

13. Headings. Headings of the paragraphs of this Agreement are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction, or meaning of the provisions hereof.

14. Default and Disputes. If either Party fails to perform any obligation under this Agreement, the non-defaulting Party may (a) bring suit to recover its actual damages, (b) bring suit to specifically enforce this Agreement and to recover any incidental damages or (c) pursue any other rights or remedies available at law or in equity. Any disputes arising under or relating to this Agreement or the rights or obligations hereunder shall be resolved by a proceeding or action brought exclusively in Skagit County, Washington.

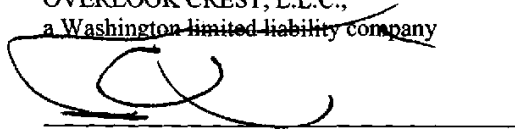
15. Counterparts. This instrument may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument.

16. Attorneys' Fees. In the event either Party brings any action against the other Party to interpret or enforce this Agreement, or for damages for any alleged breach hereof, the prevailing Party in such action shall be entitled to attorneys' fees as awarded by the court, in addition to all other recoverable costs and damages.

[INTENTIONAL PAGE BREAK]

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first written above.

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



Name: ROBERT JANICKI
Title: Member

Grantee: RIVER AND VALLEY DEVELOPMENT, LLC

By _____
CRAIG S. HANSEN, Its: Member

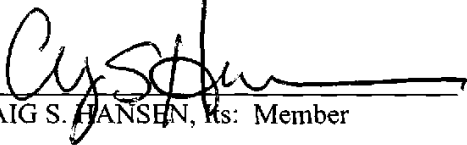
Acknowledgements follow

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first written above.

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

Name: ROBERT JANICKI
Title: Member

Grantee: RIVER AND VALLEY DEVELOPMENT, LLC

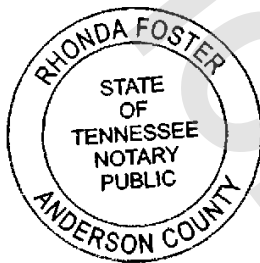
By 
CRAIG S. HANSEN, ks: Member

Acknowledgements 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.

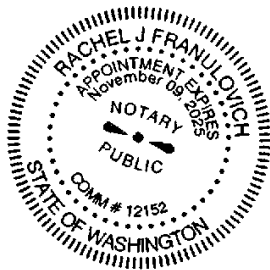


Rhonda Foster
(Signature)
NOTARY PUBLIC
Rhonda Foster
Print Name of Notary
My appointment expires: 03/31/2024

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 Franulovich
(Signature)
NOTARY PUBLIC
Rachel Franulovich
Print Name of Notary
My appointment expires: 11-09-2025

EXHIBIT "A"

**GOLF TEE-BOX EASEMENT
LEGAL DESCRIPTION OF GRANTOR'S PROPERTY**

"OVERLOOK CREST, LLC TRACT"

LOT A, HANSEN / OVERLOOK BLA, AS FILED UNDER AUDITOR'S FILE NO. **202112020016**, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING PORTIONS OF GOVERNMENT LOT 7, IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND GOVERNMENT LOT 8, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.

SITUATE IN SKAGIT COUNTY, WASHINGTON



JEPSON & ASSOCIATES

222 GRAND AVE., SUITE C - BELLINGHAM, WA 98225
PHONE: (360) 733-5760
JOB NO. 05128.03 | DECEMBER 06, 2022



EXHIBIT "B"

**GOLF TEE-BOX EASEMENT
LEGAL DESCRIPTION OF GRANTEE'S PROPERTY**

LOT 107

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

SITUATE IN SKAGIT COUNTY, WASHINGTON



JEPSON & ASSOCIATES

222 GRAND AVE., SUITE C - BELLINGHAM, WA 98225
PHONE: (360) 733-5760
JOB NO. 05128.03 | OCTOBER 12, 2022



EXHIBIT "C"

LEGAL DESCRIPTION GOLF TEE-BOX EASEMENT

A PORTION OF LOT A, HANSEN / OVERLOOK BLA, AS FILED UNDER AUDITOR'S FILE NO. 202112020016, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE GOVERNMENT LOT 7, IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, AS SHOWN ON SAID HANSEN / OVERLOOK BLA;
THENCE NORTH 89°13'29" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1135.11 FEET, TO THE NORTHWEST CORNER OF LOT A OF SAID HANSEN / OVERLOOK BLA, SAID CORNER BEING AT THE CUSP OF A CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 61°30'41" WEST, AND HAVING A RADIUS OF 2325.00 FEET;
THENCE ALONG SAID CURVE AND ALONG THE WEST LINE OF SAID LOT A, THROUGH A CENTRAL ANGLE OF 04°03'27", AN ARC DISTANCE OF 164.65 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 65°34'08" EAST, 17.00 FEET, TO THE CUSP OF A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 65°34'08" WEST, AND HAVING A RADIUS OF 2342.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°37'37", AN ARC DISTANCE OF 107.38 FEET;
THENCE SOUTH 68°11'46" WEST, 17.00 FEET, TO SAID WEST LINE OF LOT A, AND THE CUSP OF A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 68°11'46" WEST, AND HAVING A RADIUS OF 2325.00 FEET;
THENCE ALONG SAID CURVE, AND ALONG SAID WEST LINE THROUGH A CENTRAL ANGLE OF 02°37'37", AN ARC DISTANCE OF 106.60 FEET TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 1,819 SQUARE FEET, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



JEPSON & ASSOCIATES

222 GRAND AVE., SUITE C ~ BELLINGHAM, WA 98225
PHONE: (360) 733-5760
JOB NO. 05128.03 | DECEMBER 06, 2022



