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09/18/2023 11:21 AM Pages: 1 of 18 Fees: \$424.00
Skagit County Auditor

After Recording Return To:

Skagit Law Group, PLLC
P. O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8105
SEP 18 2023

Amount Paid \$ 183.00
Skagit Co. Treasurer
By Deputy

QUITCLAIM DEED *and Easement*

GRANTORS: RYSZARD WOJTULEWICZ and KRYSZYNA M. WOJTULEWICZ, husband and wife; and WOJCIECH R. WOJTULEWICZ, a single man;

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

Legal Description Abbreviated: Ptn Section 31, Township 34 North, Range 5 E W.M.
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 1/4, SW 1/4, S31, T34N, R5E, W.M.
SE 1/4, SW 1/4, S30, T34N, R5E, W.M.
Gov. Lot 2, S31, T34N, R5E, W.M.
E 1/2, NW 1/4 S31, T34N, R5E, W.M.
Ptn NW 1/4 SE 1/4 S30, T34N, R5E, W.M.
Ptn NE 1/4, SW 1/4, S30, T34N, R5E, W.M.
Ptn NE 1/4 & Ptn SE 1/4, S36, T34N, R4E, W.M.
NE 1/4, SW 1/4 S30, T34N, R5E, W.M.

Additional on: Exhibits "A-E"

Assessors Tax Parcel No: Wojtulewicz P124321, P124315

Overlook: P104162; P30543; P29855; P104391;
P30514; P30526; P30512; P30544;
P29883; P30542; P29854; P30528;
P29999; P30527; P104392; P30517

THE GRANTORS, RYSZARD WOJTULEWICZ and KRYSZYNA M. WOJTULEWICZ, husband and wife; and WOJCIECH R. WOJTULEWICZ, a single man, for and in consideration of Ten and No/100s Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and quitclaim to OVERLOOK CREST, L.L.C., a Washington limited liability company, as Grantee, all of Grantors' right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein, to-wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof and hereafter referred to as "Priscilla Lane".

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situated in Skagit County, Washington.

IN ADDITION, in order to facilitate the construction and operation of Priscilla Lane, Grantor and Grantee hereby additionally agree as follows:

GRANTOR WOJTULEWICZ is the owner of real property located in Skagit County, Washington (hereinafter referred to as the "Wojtulewicz Lot"), which is more particularly described on the attached Exhibit "B";

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 "C";

Grantor and Grantee hereby agree to provide: (i) a Sight Distance Easement over the Wojtulewicz Lot for the benefit of Priscilla Lane and the Overlook Lot (the "Sight Distance Easement"); and (ii) a Drainage Easement over the Wojtulewicz Lot for the benefit of Priscilla Lane and the Overlook Lot (the "Drainage Easement")

The easements contemplated herein are more particularly described below:

SIGHT DISTANCE EASEMENT: Grantors hereby grant and convey to Grantee a non-exclusive, perpetual easement over, under and across the Sight Distance Easement Area for the purpose of authorizing Priscilla Lane and the Overlook Lot the right to remove, from time to time, at Grantee's sole expense, soil, rock, vegetation and other obstructions within the Sight Distance Easement Area as Skagit County or Grantee's engineer determines are necessary or desirable to complete design, permitting, construction, operation and dedication of a roadway within Priscilla Lane as access into Grantee's contemplated development of the Overlook Lot.

The Sight Distance Easement Area is more particularly described in Exhibit "D", which is

QUITCLAIM DEED – PRISCILLA LANE

PAGE - 2

attached hereto and incorporated herein by this reference.

DRAINAGE EASEMENT Grantors hereby grant and convey to Grantee a non-exclusive, perpetual easement over, under and across the Drainage Easement Area, for the purposes of connecting to, installing, constructing, maintaining, repairing, replacing, discharging (to and from) any volume of water, and performing any and all work and improvements arising out of or in any way related to, any and all storm water, drainage, runoff, filtration, treatment, detention and release of storm water, rain water, runoff of any nature, and water from any and all other sources.

The Drainage Easement Area is more particularly described in Exhibit "E", which is attached hereto and incorporated herein by this reference.

GENERAL PROVISIONS

1. In the event of breach of this Agreement or other disagreement, the parties agree to exercise their best efforts in good faith to resolve problems associated with this Agreement. Should the parties be unable or unwilling to amicably resolve any dispute concerning this Agreement, including the interpretation of this Agreement, then they agree to submit to binding arbitration under the Rules of Mandatory Arbitration then in effect for the Superior Court for Skagit County, Washington, regardless of the nature of the dispute or the amount in controversy. The prevailing party in any arbitration or action on this Agreement shall be entitled to recover reasonable costs and attorneys' fees from the non-prevailing party.
2. This Agreement and the easements contained herein are to be held by the owners of the Overlook Lot and the Wojtulewicz Lot, their heirs and successors and assigns as appurtenant to the Overlook Lot and the Wojtulewicz Lot. The benefits, burdens and covenants of this Agreement and the easements contained herein shall be deemed to run with the land and bind the owners of the Overlook Lot and the Wojtulewicz Lot and their respective heirs, successors, and assigns and all persons possessing the property by, through and under the parties hereto and their respective heirs, successors and assigns.
3. The benefits and burdens of this easement shall apply to the Overlook Lot and the Wojtulewicz Lot and any lots which may be divided from them in the future.
4. Regardless of any common ownership of the Overlook Lot and the Wojtulewicz Lot, there shall be no merger of the fee ownership of any lot and the easement contained in this Agreement. The fee ownership of each lot and the easement contained herein shall hereafter remain separate and distinct.

DATED: September 15, 2023.

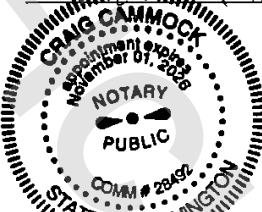
Ryszard Wojtulewicz
RYSZARD WOJTULEWICZ

Krzyszna Wojtulewicz
KRYSZYNA M. WOJTULEWICZ

Wojtek Wojtulewicz
WOJCIECH R. WOJTULEWICZ

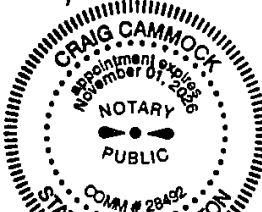
STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **RYSZARD WOJTULEWICZ** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: September 15, 2023.

[Signature]
(Signature of Notary)
CRAIG CAMMOCK
(Legibly Print or Type Name of Notary)
My appointment expires: 11-1-2026

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **KRYSTYNA M. WOJTULEWICZ** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: September 15, 2023.

[Signature]
(Signature of Notary)
CRAIG CAMMOCK
(Legibly Print or Type Name of Notary)
My appointment expires: 11-1-2026

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **WOJCIECH R. WOJTULEWICZ** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: September 15, 2023.



[Signature]
(Signature of Notary)
CRAIG CAMMOCK
(Legibly Print or Type Name of Notary)
My appointment expires: 11-1-2026

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL P124321 (PRISCILLA LANE)

A PARCEL OF LAND, BEING A PORTION OF LOT 1, LAKE VIEW HEIGHTS, AS PER PLAT RECORDED APRIL 12, 2006, UNDER AUDITOR'S FILE NO. 200604120075, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (GOVERNMENT LOT 4) AND THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4;
THENCE SOUTH 88°56'52" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT, 3.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°51'20", AN ARC DISTANCE OF 136.43 FEET;
THENCE NORTH 04°11'48" WEST, 146.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°41'34", AN ARC DISTANCE OF 44.87 FEET;
THENCE NORTH 89°53'22" WEST, 153.79 FEET;
THENCE NORTH 00°06'38" EAST, 5.00 FEET;
THENCE NORTH 89°53'22" WEST, 304.55 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°09'26", AN ARC DISTANCE OF 53.85 FEET;
THENCE SOUTH 01°57'12" WEST, 11.58 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°07'25", AN ARC DISTANCE OF 66.94 FEET TO THE WEST LINE OF SAID LOT 1;
THENCE NORTH 01°58'27" EAST, ALONG SAID WEST LINE OF LOT 1, 3.30 FEET TO THE CORNER COMMON TO LOTS 1, 2 AND 3 OF AFOREMENTIONED LAKE VIEW HEIGHTS;
THENCE CONTINUING NORTH 01°58'27" EAST, ALONG SAID WEST LINE OF LOT 1, 128.74 FEET TO THE CUSP OF A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 42°55'34" EAST, AND HAVING A RADIUS OF 85.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°02'11", AN ARC DISTANCE OF 63.85 FEET;
THENCE SOUTH 89°53'22" EAST, 304.55 FEET;
THENCE NORTH 00°06'38" EAST, 12.29 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 1, SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTH 330.00 FEET, OF SAID GOVERNMENT LOT 4;
THENCE SOUTH 88°56'36" EAST, ALONG SAID NORTH LINE OF LOT 1, 95.02 FEET;
THENCE SOUTH 00°06'38" WEST, 9.23 FEET;
THENCE SOUTH 89°53'22" EAST, 58.79 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°41'34", AN ARC DISTANCE OF 134.61 FEET;
THENCE SOUTH 04°11'48" EAST, 146.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°51'20", AN ARC DISTANCE OF 45.48 FEET;
THENCE NORTH 88°56'52" EAST, 6.63 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 4;
THENCE CONTINUING NORTH 88°56'52" EAST, 71.53 FEET, MORE OR LESS, TO THE NORTHWESTERLY MARGIN OF WALKER VALLEY ROAD AND THE CUSP OF A NON-TANGENT CURVE, CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 54°46'01" EAST, AND HAVING A RADIUS OF 221.00 FEET;
THENCE ALONG SAID CURVE AND NORTHEASTERLY MARGIN, THROUGH A CENTRAL ANGLE OF 17°36'12", AN ARC DISTANCE OF 67.90 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 31;
THENCE SOUTH 88°56'52" WEST, ALONG SAID SOUTH SECTION LINE, 43.45 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF AFOREMENTIONED GOVERNMENT LOT 4, AND THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 53,404 SQUARE FEET (1.23 ACRES), MORE OR LESS.

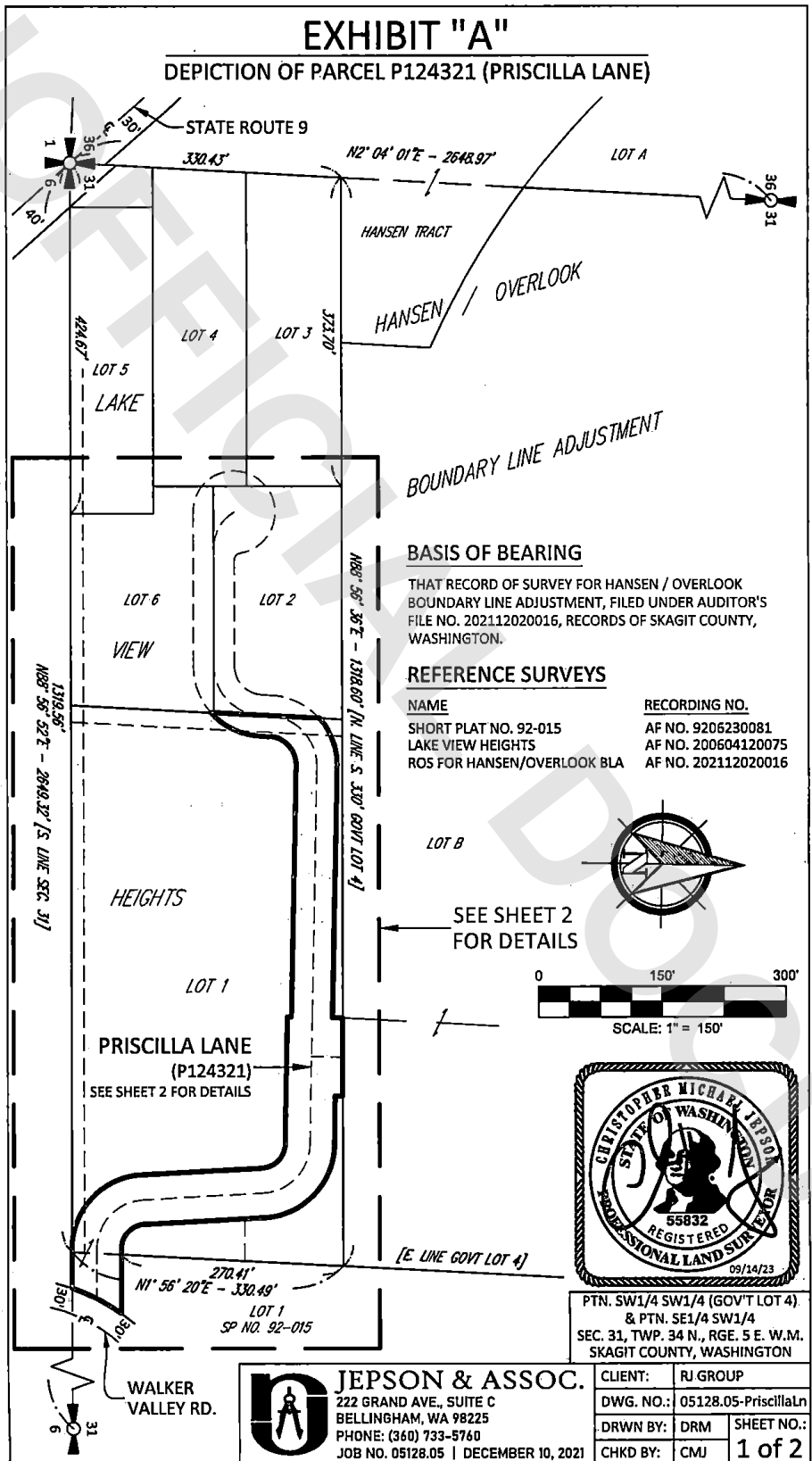
SITUATE IN SKAGIT COUNTY, WASHINGTON.



JEPSON & ASSOCIATES

222 GRAND AVE., SUITE C - BELLINGHAM, WA 98225
PHONE: (360) 733-5760
JOB NO. 05128.05 | DECEMBER 10, 2021





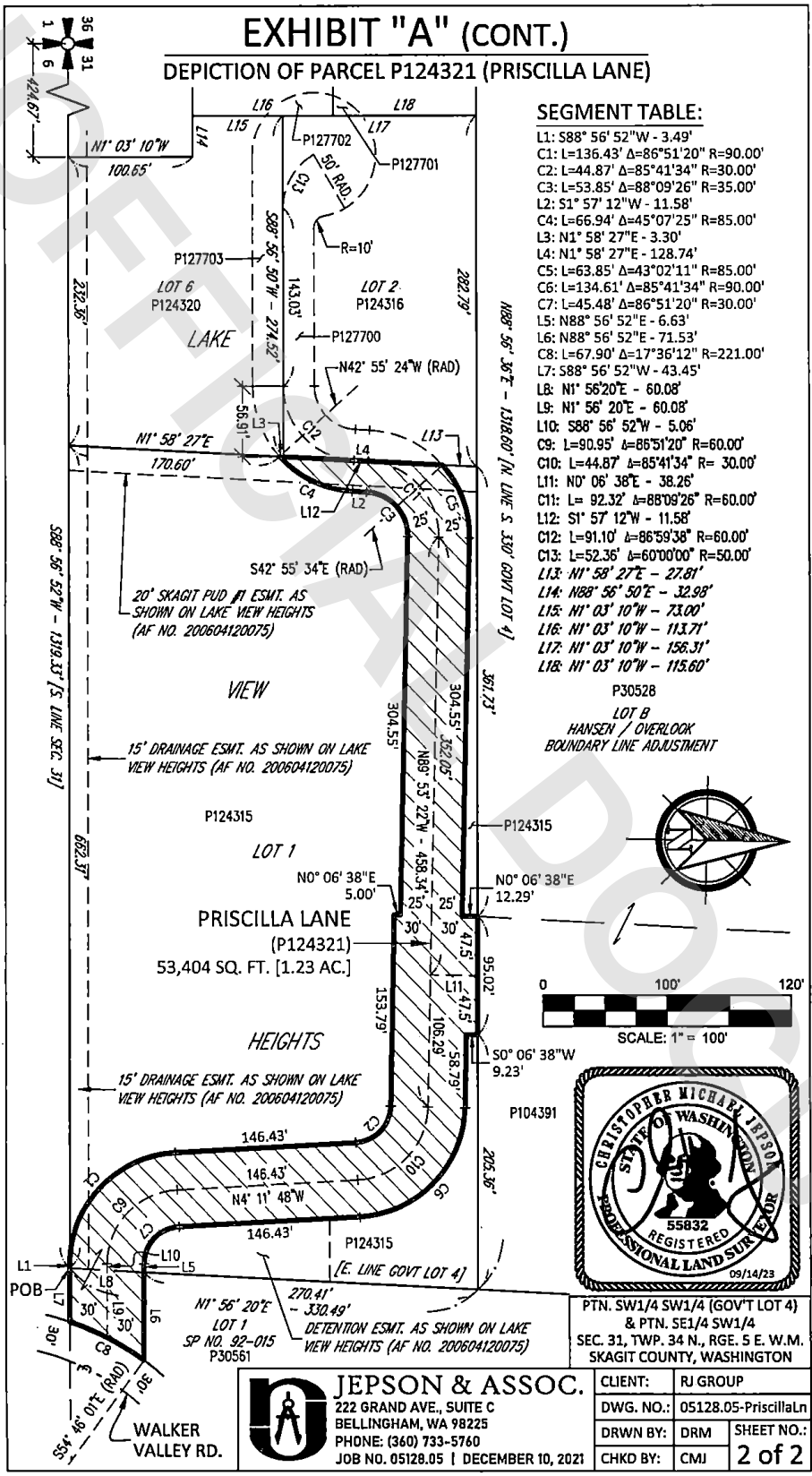


Exhibit B
Legal Description for the Wojtulewicz Lot

Lot 1, Lake View Heights, according to the plat thereof, recorded April 12, 2006, under Skagit County Auditor's File No. 200604120075, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter, all in Section 31, Township 34 North, Range 5 East, W.M.

Situate in Skagit County, Washington.

EXHIBIT "B"

Exhibit C
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

EXHIBIT "C"

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.

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.

EXHIBIT "C"

Tax Parcel Nos. P29854 & P29999:

The Southeast Quarter of the Northeast Quarter and that portion of Government Lot 6, lying East of 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 ¼ of the Southwest ¼ 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 ¼ 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 ¼ of Section 31 as bearing North 87°36'30" East),

EXHIBIT "C"

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. 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.

EXHIBIT "C"

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 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 "C"

EXHIBIT "D"

PRISCILLA SIGHT DISTANCE EASEMENTS

LEGAL DESCRIPTION

A SIGHT DISTANCE EASEMENT OVER A PORTION OF LOT 1, PLAT OF LAKE VIEW HEIGHTS, ACCORDING TO THE MAP THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 200604120075, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M., SAID EASEMENT IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, PLAT OF LAKE VIEW HEIGHTS;
THENCE SOUTH 01°56'20" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 230.79 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 47°39'16" WEST 57.40 FEET TO THE EAST MARGIN OF PRISCILLA LANE, AS SHOWN UPON SAID PLAT OF LAKE VIEW HEIGHTS AND A POINT HEREINAFTER REFERRED TO AS POINT "A";
THENCE CONTINUING ALONG SAID EAST MARGIN, SOUTH 04°10'58" EAST 50.92 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, THE CENTER OF WHICH BEARS NORTH 85°49'19" EAST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°51'37", AN ARC LENGTH OF 45.48 FEET;
THENCE CONTINUING ALONG SAID MARGIN, NORTH 88°57'42" EAST 6.90 FEET TO SAID EAST LINE OF SAID LOT 1;
THENCE NORTH 01°56'20" EAST, ALONG SAID EAST LINE, A DISTANCE OF 39.82 FEET TO THE POINT OF BEGINNING;

ALSO COMMENCING AT THE ABOVE DESCRIBED POINT "A";
THENCE NORTH 85°35'42" WEST 60.68 FEET TO THE WESTERLY MARGIN OF SAID PRISCILLA LANE AND THE POINT OF BEGINNING;
THENCE NORTH 04°10'58" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 86.44 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, THE CENTER OF WHICH BEARS SOUTH 85°49'02" WEST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°41'34", AN ARC LENGTH OF 44.87 FEET;
THENCE CONTINUING ALONG SAID MARGIN, NORTH 89°52'32" WEST 92.62 FEET;
THENCE DEPARTING FROM SAID MARGIN, SOUTH 48°25'34" EAST 172.14 FEET TO THE POINT OF BEGINNING.



PREPARED BY JEPSON & ASSOCIATES, P.S.
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5760 | FAX: (360) 647-8939
EMAIL: CMJEPSON@JEPSONENGINEERING.COM
JOB NO. 05128.03 | 05/05/2022

SHEET 1 of 1

Exhibit E
Drainage Easement Area

That portion of Lot 1, Lake View Heights, according to the plat thereof, recorded April 12, 2006, under Skagit County Auditor's File No. 200604120075, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter, all in Section 31, Township 34 North, Range 5 East, W.M., described as follows:

The area labeled "Detention Esmt" on the Plat of Lake View Heights and consisting of all that portion of Lot 1 which is located north and east of Priscilla Lane, as shown on said Plat of Lake View Heights.

Situate in Skagit County, Washington.

EXHIBIT "E"