

AFTER RECORDING, RETURN TO:

CHMELIK SITKIN & DAVIS P.S.
1500 Railroad Avenue
Bellingham, WA 98225



201002020063

Skagit County Auditor

2/2/2010 Page 1 of 8 3:45PM

LAND TITLE OF SKAGIT COUNTY

135365-0E

135424-0E

**EASEMENT FOR INGRESS, EGRESS, AND UTILITIES
SUBJECT TO PAYMENT**

Grantor:	SKAGIT FARMERS SUPPLY
Grantee:	RAY L. SIZEMORE
Legal Description:	PTN. LOT 1, SP SW-04-83 IN GOV'T LOT 2
Tax Parcel Number(s):	Servient Estate: P39444 Dominant Estate: P39445

THIS EASEMENT FOR INGRESS, EGRESS, AND UTILITIES (the "**Easement**") is made this 21st day of January, 2010, by and between SKAGIT FARMERS SUPPLY, a Washington nonprofit corporation ("**Grantor**"), and RAY L. SIZEMORE, an individual ("**Grantee**").

WHEREAS, Grantor is the owner of certain real property located in Skagit County, Washington legally described in Exhibit "A" attached hereto (the "**Servient Estate**");

WHEREAS, Grantee is the owner of certain real property located in Skagit County, Washington legally described in Exhibit "B" attached hereto (the "**Dominant Estate**"); and

WHEREAS the purpose of this Easement is to establish an easement for ingress, egress, and utilities across a portion of the Servient Estate for ingress, egress and utilities access to the benefit of the Dominant Estate.

NOW, THEREFORE, for good and valuable consideration the receipt of which is hereby acknowledged, Grantor hereby grants the following described non-exclusive easement on the Servient Estate for ingress, egress and utilities for the Dominant Estate, subject to the following terms and conditions:

1. **Easement Area.** The Easement is legally described on Exhibit "C" attached hereto and is depicted on the map attached hereto as Exhibit "D" (the "**Easement Area**"). The Easement shall be appurtenant to and run with the aforementioned Dominant Estate, and shall be binding on the successors, heirs and assigns of Grantor and Grantee.

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 02 2010

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

2. **Grant of Easement for Ingress, Egress and Utilities.** Grantor does hereby grant and convey to Grantee a non-exclusive easement over, under and across the Easement Area, for ingress and egress and utilities access to the Dominant Estate. This Easement is subject to the following conditions:

(a) All utilities located by Grantee within the Easement Area shall be constructed and maintained in accordance with all applicable codes and regulations.

(b) Any road within the Easement Area shall be constructed and maintained in accordance with all applicable codes and regulations.

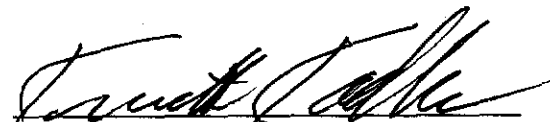
(c) No buildings will be constructed on the Easement Area.

3. **Payment Prior to Use of Easement.** Grantor hereby expressly recognizes and agrees that Grantee shall not be entitled to use the Easement Area until the full payment of Fifty Thousand Dollars (\$50,000.00) is received by Grantor. Upon receipt of the Fifty Thousand Dollars (\$50,000.00) by Grantor, Grantor shall execute and record a Payment Certification for Easement, a form of which is attached hereto as Exhibit "E," and Grantee shall be entitled to use the Easement Area subject to the terms and conditions contained herein.

IN WITNESS WHEREOF, the parties have caused this Easement to be duly executed as of the date set forth above.

GRANTOR:

SKAGIT FARMERS SUPPLY


Kenneth Kadlec, CEO

GRANTEE:

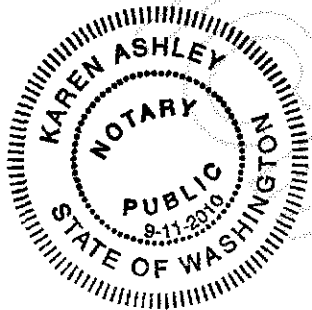

RAY L. SIZEMORE



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me KENNETH KADLEC, to me known to be the Chief Executive Officer of SKAGIT FARMERS SUPPLY and on oath verified that he was authorized to execute this document on behalf of the corporation for the uses and purposes therein mentioned.

Given under my hand and official seal this 2nd day of ^{February}~~January~~, 2010.



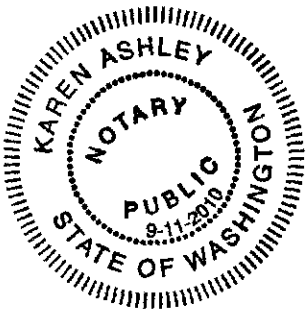
Karen Ashley

Print Name: Karen Ashley
NOTARY PUBLIC in and for the
State of Washington, residing at Sedro-Woolley
My commission expires: 9/11/2010

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this day personally appeared before me RAY L. SIZEMORE known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2nd day of ^{February}~~January~~, 2010.



Karen Ashley

Print Name: Karen Ashley
NOTARY PUBLIC in and for the
State of Washington, residing at Sedro-Woolley
My Notary Expires: 9/11/2010



EXHIBIT "A"
LEGAL DESCRIPTION OF SERVIENT ESTATE

Lot 1, Short Plat No. SW-04-83, approved August 16, 1983, recorded August 19, 1983 in Book 6 of Short Plats, page 79, under Auditor's File No. 8308190031 and being a portion of Government Lot 2, Section 19, Township 35 North, Range 5 East, W.M.

Situated in the City of Sedro Woolley, Skagit County, State of Washington.

Parcel No. P39444.



EXHIBIT "B"
LEGAL DESCRIPTION OF DOMINANT ESTATE

Lot 2, Short Plat No. SW-04-83, approved August 16, 1983, recorded August 19, 1983 in Book 6 of Short Plats, page 79, under Auditor's File No. 8308190031 and being a portion of Government Lot 2, Section 19, Township 35 North, Range 5 East, W.M.

Situated in the City of Sedro Woolley, Skagit County, State of Washington.

Parcel No. P39445.



EXHIBIT "C"
LEGAL DESCRIPTION OF EASEMENT AREA

A non-exclusive easement for ingress, egress and utilities over, under, across and through a strip of land 20 feet in width, more particularly described as follows:

That portion of Lot 1, Short Plat No. SW-04-83, approved August 16, 1983, recorded August 19, 1983 in Book 6 of Short Plats, page 79, under Auditor's File No. 8308190031 and being a portion of Government Lot 2, Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Westerly Northwest corner of said Lot 1;
Thence South 89°27'51" East a distance 182.02 feet to an angle point of said Lot 1;
Thence South 01°20'06" West along the Southerly extension of a West line of Lot 1 to the North line of Lot 2 of said Short Plat, and the TRUE POINT OF BEGINNING;
Thence South 89°27'51" East a distance of 20.00 feet;
Thence North 01°20'06" East to the South line of the State Highway commonly known as SR 20;
Thence Westerly, along said South line, to a corner of said Lot 1;
Thence South 01°20'06" West to the TRUE POINT OF BEGINNING.

Situated in the City of Sedro Woolley, County of Skagit, State of Washington.



EXHIBIT "D"
MAP OF EASEMENT AREA

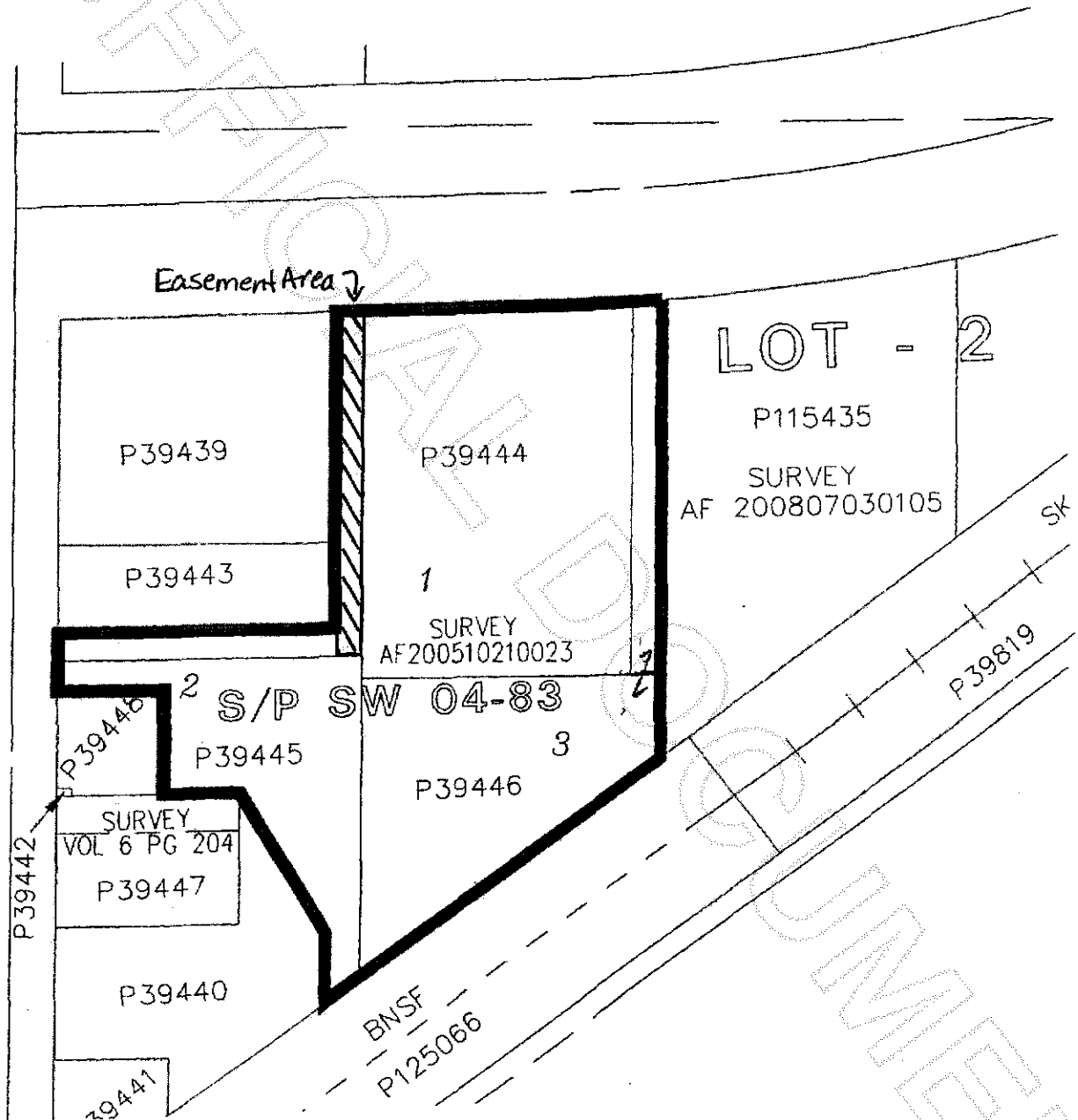


EXHIBIT "E"
PAYMENT CERTIFICATION FOR EASEMENT

AFTER RECORDING, RETURN TO:

CHMELIK SITKIN & DAVIS P.S.
1500 Railroad Avenue
Bellingham, WA 98225

**SATISFACTION OF PAYMENT FOR
EASEMENT**

Grantor:	SKAGIT FARMERS SUPPLY
Grantee:	RAY L. SIZEMORE
Legal Description:	PTN. LOT 1, SP SW-04-83 IN GOV'T LOT 2
Tax Parcel Number(s):	Servient Estate: P39444 Dominant Estate: P39445

Grantor hereby acknowledges receipt of full payment of Fifty Thousand Dollars (\$50,000.00) for Grantee's use of the Easement Area under that certain Easement for Ingress, Egress and Utilities executed on the ____ day of _____, 2010, and filed under Skagit County Auditor's File No. _____ on the ____ day of _____, 2010.

IN WITNESS WHEREOF, Grantor has caused this Satisfaction of Payment for Easement to be duly executed as of the date set forth above.

GRANTOR:

SKAGIT FARMERS SUPPLY

Kenneth Kadlec, CEO

