After Recording Return To:
RKSJ, LLC
6067 Central Avenue
Anacortes, WA 98221

201008090097
Skagit County Auditor
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EASEMENT FOR VIEW

GRANTORS: RKSJ, L.L.C., a Washington limited liability company
GRANTEES: RKSJ, L.L.C., a Washington limited liability company
Legal Description:
Abbreviated Form: Lots 1&3, Pangea Vista II, SP PL07-0077

Additional on Page: 1 & 2

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Assessor's Tax Parcel Nos: P19057, P128069

AUG 09 2010

Amount Paid $ 0
Skagit Co. Treasurer
By Deputy

THE UNDERSIGNED GRANTOR, RKSJ, L.L.C., a Washington limited liability company, for and in consideration of obtaining a view easement, hereby conveys and quitclaims to RKSJ, L.L.C., a Washington limited liability company, ("Grantee") a non-exclusive, perpetual easement for view buffer over, under and across the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

A portion of land described as follows:

Beginning at the Southeast corner of Lot 1, Skagit County Short Plat PL07-0077, Pangea Vista II, recorded November 19, 2008 under Skagit County Auditor's File Number AF#200811190072 , thence N89°46'35"W along the South Line of said Lot 1 a distance of 251.77 feet; to the true point of beginning of this description; thence N00°00'30"E a distance of 299.45 feet, thence N89°46'35"W a distance of 200.00 feet, thence S00°00'30"W a distance of 299.45 feet, thence S89°46'35"E a distance of 200.00 feet to the true point of beginning.

Subject to easements, encumbrances, restrictions, court actions and all matters of record.

Situate in Skagit County, Washington.

UNOFFICIAL DOCUMENT

This easement is granted for the benefit of the following described real property:

Lot 1 Skagit County Short Plat No. PL07-0077 approved November 17, 2008 and recorded November 19, 2008 under Skagit County Auditor's File Number AF#200811190072, Records of Skagit County, Washington.

Subject to easements, encumbrances, restrictions, court actions and all matters of record.

Situate in Skagit County, Washington.

The Grantor and future owners of Lot 3 of Pangea Vista II, shall not excavate, construct roads, remove trees or vegetation, locate, install, construct, erect or build any objects, or temporary or permanent structures, within the view buffer easement area without the prior, written approval of the Grantee.

The Grantee and future owners of Lot 1 of Pangea Vista II, may remove trees and vegetation, or may trim or top trees, within the view buffer easement area in order to obtain and/or maintain an unobstructed view. Any such tree removal must follow state and county regulations.The Grantee will pay the Grantor any net profit resulting from the sale of any trees removed from the view buffer easement area.The Grantee may not utilize any portion of the view buffer easement area for any purpose other than described herein.

The benefits, burdens, and covenants of the easement(s) granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantor's and Grantee's property 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.

This easement shall not effect a merger of the fee ownership and the easement. The fee and easement shall hereafter remain separate and distinct.

This Easement shall be construed and governed by the laws of the State of Washington.

The invalidity or unenforceability of any provision hereof shall not affect or impair any other provisions hereof.

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DATED this 9th day of August, 2010.

RKSJ, LLC

Earl Roger Noar, Manager RKSJ LLC

EARL ROGER NOAR, Manager

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State of Washington)
County of Skagit)

I certify that I know or have satisfactory evidence that EARL ROGER NOAR 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 MANAGER of RKSJ, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 9, 2010

(Signature)
NOTARY PUBLIC
RHONDA JO WORLEY
Print Name of Notary
My appointment expires: 04-09-2013

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