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06/16/2023 03:26 PM Pages: 1 of 20 Fees: $222.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
David Lynch
120 Northshore Drive
Bellingham, WA 9822

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 06/16/2023

EASEMENT FOR INGRESS, EGRESS AND UTILITIES

GRANTORS: **TRACY BOBSIN,**
a married individual, as her separate estate;
NIDHIR, LLC,
a Washington limited liability company

GRANTEES: **NIDHIR, LLC,**
a Washington limited liability company;
DAVID ASHLEY LYNCH and **NANCY TISCHLER LYNCH,**
Co-Trustees of the **LYNCH REVOCABLE LIVING TRUST DATED APRIL 27, 2007**; and
ALICE S. F. SIMMONS, a single person

Abbreviated Legal: Ptn Section 9, Township 36 North, Range 1 East, W.M.

Additional Legal on: Exhibits "A","B","C", and "D"

Assessor's Tax Parcel No.:

Bobsin:	P46350, P118999, P119000
Nidhir:	P113356, P46379, P125047, P46374
Lynch and Simmons:	P46339, P125046, P133188, P125049

THIS AGREEMENT is made and entered into this 23rd day of January, 2023, by **TRACY BOBSIN**, a married individual, as her separate estate, and **NIDHIR, LLC**, a Washington limited liability company (as "Grantors"), and **NIDHIR, LLC**, a Washington limited liability company, **DAVID ASHLEY LYNCH** and **NANCY TISCHLER LYNCH**, Co-Trustees of the **LYNCH REVOCABLE LIVING TRUST DATED APRIL 27, 2007**; and **ALICE S. F. SIMMONS**, a single person (as "Grantees").

UNOFFICIAL DOCUMENT

I. DESCRIPTION OF PROPERTY

WHEREAS, GRANTOR **TRACY BOBSIN**, a married woman, as her separate estate ("BOBSIN") is the owner of the following described real property located in Skagit County, Washington (the "BOBSIN Burdened Parcel"):

See attached Exhibit "A".

Situate in the County of Skagit, State of Washington.

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

AND WHEREAS, GRANTOR **NIDHIR, LLC**, a Washington limited liability company ("NIDHIR") is the owner of the following described real property located in Skagit County, Washington (the "NIDHIR Burdened Parcel"):

See attached Exhibit "B".

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

Situate in the County of Skagit, State of Washington.

AND WHEREAS, GRANTEE **NIDHIR, LLC**, a Washington limited liability company ("NIDHIR") is the owner of the following described real property located in Skagit County, Washington (the "NIDHIR Benefited Parcels"):

See attached Exhibit "C".

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

Situate in the County of Skagit, State of Washington.

AND WHEREAS, GRANTEES **DAVID A. LYNCH** and **NANCY T. LYNCH**, Co Trustees of the **LYNCH REVOCABLE LIVING TRUST DATED APRIL 27, 2007** ("LYNCH"), and **ALICE S. F. SIMMONS**, a single person ("SIMMONS"), are the owners of the following described real property located in Skagit County, Washington (the "LYNCH and SIMMONS Benefited Parcels"):

See attached Exhibit "D".

UNOFFICIAL DOCUMENT

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

Situate in the County of Skagit, State of Washington.

II. GRANT OF EASEMENT

NOW THEREFORE, THE UNDERSIGNED GRANTORS, **TRACY BOBSIN**, a married woman, as her separate estate, and **NIDHIR, LLC**, a Washington limited liability company, in consideration of the mutual covenants contained herein and mutual easements granted between the Grantor and Grantees, the receipt and sufficiency of which consideration is hereby acknowledged, convey and quit claim to **NIDHIR, LLC**, a Washington limited liability company; **DAVID A. LYNCH** and **NANCY T. LYNCH**, Co Trustees of the **LYNCH REVOCABLE LIVING TRUST DATED APRIL 27, 2007**; and **ALICE S. F. SIMMONS**, a single person, including any after acquired title, the following described easement for ingress, egress and utilities:

III. DESCRIPTION OF EASEMENT FOR INGRESS, EGRESS AND UTILITIES

1. Description of Easement

A perpetual, non-exclusive easement over, under and across the easement area defined below for ingress, egress and utilities, including but in no way limited to the purpose of ingress, egress, in addition to connecting to, installing, maintaining and repairing any and all utilities for water, power, sanitary sewer, storm water, drainage, cable, phone, gas and all other utilities of any nature whatsoever.

2. Easement Area

A sixty (60) foot strip consisting of the South 60 feet of the BOBSIN Burdened Parcel and the South 60 feet of the NIDHIR Burdened Parcel.

Situate in Skagit County, Washington.

IV. GENERAL PROVISIONS

In the event that a Grantee causes identifiable damage to any improvements on the Burdened Property and/or in the Easement Area, then the Grantee causing the damage shall, at the Grantee's sole expense, and as soon as is reasonably possible, immediately repair the damage leaving the Easement Area in as good or better condition as it was in prior to the damage by Grantee.

The benefits, burdens, and covenants of the Easement granted herein shall be deemed to be

appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantors' property, the Grantees' property, the Grantor and the Grantees, 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 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.

This Easement may not be modified or amended except by written agreement signed and acknowledged by all parties.

If by reason of any breach or default on the part of either party hereto it becomes necessary for the other party hereto to employ an attorney, then the non-breaching party shall have and recover against the other party in addition to costs allowed by law, reasonable attorneys' fees and litigation-related expenses. The non-breaching party shall be entitled to recover reasonable attorneys' fees and costs and expenses, as provided above, regardless of whether litigation is actually commenced, including fees and costs and expenses relating to bankruptcy, appeal or post judgment matters.

The parties hereto do hereby consent to jurisdiction and venue of the Superior Court of Skagit County, State of Washington.

THE PARTIES HEREBY ACKNOWLEDGE THAT THEY HAVE READ THIS DOCUMENT, UNDERSTAND ITS CONTENTS AND AGREE TO BE BOUND BY THE TERMS HEREOF.

Dated effective as of the date set forth above.

Signatures and acknowledgements follow:

///

///

UNOFFICIAL DOCUMENT

GRANTORS:

TRACY BOBBIN

UNOFFICIAL DOCUMENT

GRANTORS:

NIDHIR, LLC,
a Washington limited liability company

By: MAHESH RAJAGOPALAN
Its: MANAGER

By: ROSHINI JAIN
Its: MANAGER

UNOFFICIAL DOCUMENT

GRANTEES:

NIDHIR, LLC,
a Washington limited liability company

By: MAHESH RAJAGOPALAN
Its: MANAGER

By: ROSHINI JAIN
Its: MANAGER

UNOFFICIAL DOCUMENT

LYNCH REVOCABLE LIVING TRUST
DATED APRIL 27, 2007

By: **DAVID ASHLEY LYNCH**
Its: Co-Trustee

By: **NANCY TISCHLER LYNCH**
Its: Co-Trustee

Easement for Ingress, Egress, Utilities

UNOFFICIAL DOCUMENT

Alice S.F. Simmons
ALICE S.F. SIMMONS

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **TRACY BOBSIN** 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23 day of January 2023.

Printed Name NARESH D BHATT
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 9-3-2025

NARESH B. BHATT
Notary Public
State of Washington
Commission Number 144280
Commission Expires Sept. 03, 2025

Easement for Ingress, Egress, Utilities

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Mahesh Rajagopalan is the person who appeared before me, and said person acknowledged that he/~~she~~ signed this instrument, on oath stated that he/~~she~~ was authorized to execute the instrument and acknowledged it as a Member and Manager of **NIDHIR, LLC**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13th day of June, 2023.

PREMKUMAR SHANMUGAM NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 01-17-27 206295

Printed Name PremKumar Shanmugam
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 01/17/27

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Roshini Jain is the person who appeared before me, and said person acknowledged that ~~he~~/she signed this instrument, on oath stated that ~~he~~/she was authorized to execute the instrument and acknowledged it as a Member and Manager of **NIDHIR, LLC**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13th day of June, 2023.

PREMKUMAR SHANMUGAM NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 01-17-27 206295

Printed Name PremKumar Shanmugam
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 01/17/27

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of

☑ Physical Presence,

— OR —

☐ Online Notarization,

this 2nd (Date) day of February (Month), 2023 (Year) by

DAVID ASHLEY LYNCH
Name of Person Acknowledging

Mary Jo Jones
Signature of Notary Public — State of Florida

MARY JO JONES
Name of Notary Typed, Printed or Stamped

MARY JO JONES
Notary Public · State of Florida
Commission # HH 252890
My Comm. Expires Jun 21, 2026

Place Notary Seal Stamp Above

☐ Personally known
☑ Produced Identification
Type of Identification Produced: WASHINGTON D2

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: LYNCH Revocable Living Trust Dated 04/27/2007
Document Date: 04/27/2007 Number of Pages: 19
Signer(s) Other Than Named Above: _____

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UNOFFICIAL DOCUMENT

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of

☑ Physical Presence,

— OR —

☐ Online Notarization,

this 07 (Date) day of February (Month), 2023 (Year) by

NANCY TISCHLER LYNCH
Name of Person Acknowledging

Mary Jo Jones
Signature of Notary Public — State of Florida

MARY JO JONES
Name of Notary Typed, Printed or Stamped

MARY JO JONES
Notary Public - State of Florida
Commission # HH 252890
My Comm. Expires Jun 21, 2026

Place Notary Seal Stamp Above

☐ Personally known

☑ Produced Identification

Type of Identification Produced: FLORIDA DL

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: LYNCH Revocable Living Trust Dated 04/27/2007

Document Date: 04/27/2007 Number of Pages: 19

Signer(s) Other Than Named Above: _____

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STATE OF ALASKA)
) ss.
BOROUGH OF ANCHORAGE)

I certify that I know or have satisfactory evidence that **ALICE S. F. SIMMONS** 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 25 day of February, 2023.

Katarina Pavic

Printed Name Katarina Pavic
NOTARY PUBLIC in and for the State of Alaska
My Commission Expires 01/12/2027

KATARINA PAVIC
Notary Public, State of Alaska
Commission # 230112002
My Commission Expires
January 12, 2027

UNOFFICIAL DOCUMENT

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Exhibit A
Legal Description of BOBSIN Burdened Parcel

Commencing at the Southeast corner of the West ½ of the Southwest ¼ of the Northeast ¼ of Section 9, Township 36 North, Range 1 East, W.M., as shown on survey for Robert Shipp filed in Volume 11 of Surveys at Page 21, records of Skagit County, Washington; thence South 89°16'17" West, along the South line of said subdivision, a distance of 601.22 feet to the point of beginning of this description; thence North 29°08'54" West, a distance of 769.34 feet; thence North 40°44'15" West, a distance of 376.32 feet to the line of ordinary high tide of Rosario Strait, (shown approximately on said survey); thence South 58°05'49" West, along said line of ordinary high tide, a distance of 107.00 feet; thence South 58°05'00" West, along said line of ordinary high tide, a distance of 200.00 feet; thence South 00°13'36" West, a distance of 83.02 feet; thence South 25°26'02" East, a distance of 795.73 feet to the South line of the Northwest ¼ of said Section 9; thence North 89°16'17" East, a distance of 539.54 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT

Exhibit B
Legal Description of NIDHIR Burdened Parcel

THAT PORTION OF THE W ½ SW ¼ NE ¼, THE W ½ OF GOVERNMENT LOT 2, AND GOVERNMENT LOT 3, SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE W ½ OF THE SW ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., AS SHOWN BY SURVEY FOR ROBERT SHIPP, FILE IN VOLUME 11 OF SURVEYS AT PAGE 21, RECORDED UNDER AUDITOR'S FILE NO. 9104090008, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89°16'17" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 601.22 FEET; THENCE NORTH 29°08'54" WEST, A DISTANCE OF 769.34 FEET; THENCE NORTH 40°44'15" WEST, A DISTANCE OF 376.32 FEET TO THE LINE OF ORDINARY HIGH TIDE OF ROSARIO STRAIT, (SHOWN APPROXIMATELY ON SAID SURVEY); THENCE NORTH 58°05'49" EAST, ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 504.00 FEET; THENCE NORTH 56°41'46" EAST, ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 491.12 FEET; THENCE NORTH 53°25'24" EAST, ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 471.89 FEET TO THE EASTERLY LINE OF SAID SURVEY FOR ROBERT SHIPP; THENCE SOUTH 00°08'10" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,766.63 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., AS SHOWN ON SURVEY FOR ROBERT SHIPP FILED IN VOLUME 11 OF SURVEYS AT PAGE 21, RECORDED UNDER AUDITOR'S FILE NO. 9104090008, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE S 89°16'17" W, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 378.04 FEET; THENCE N 04°31'06" WEST A DISTANCE OF 1424.32 FEET TO THE LINE OF ORDINARY HIGH TIDE OF ROSARIO STRAIT, (SHOWN APPROXIMATELY ON SAID SURVEY); THENCE N 56°41'46" E ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 128.11 FEET; THENCE N 53°25'24" E ALONG SAID LINE ORDINARY HIGH TIDE, A DISTANCE OF 471.89 FEET TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S 00°08'10" E ALONG SAID EAST LINE, A DISTANCE OF 1766.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

AND EXCEPT ANY PORTION OF SKAGIT COUNTY TAX PARCEL (P118999) 360109-0-004-0400, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., DESCRIBED WITHIN THE SUBJECT TAX ROLLS AS Exhibit "B"

FOLLOWS:

FROM THE SW CORNER OF THE PROPERTY, WHICH IS 847 FEET FROM SW CORNER OF GOVERNMENT LOT 3; THENCE NORTH 89°16'17" EAST ALONG THE SOUTH LINE THEREOF, 484.59 FEET; THENCE NORTH 25°25'40" WEST, 804.77 FEET; THENCE SOUTH 64°34'20" WEST, 50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°34'20" WEST, 150 FEET; THENCE NORTH 25°25'40" WEST, 140 FEET; THENCE NORTH 64°34'20" EAST, 150 FEET; THENCE SOUTH 25°25'40" EAST, 140 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH TIDELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, LYING IN FRONT OF, ADJACENT TO AND ABUTTING UPON THE ABOVE DESCRIBED TRACT;

AND TOGETHER WITH THAT PORTION OF TIDELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT AND ADJACENT TO GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., CONVEYED TO ROBERT SHIPP AND ROSALIND C. SHIPP, ET AL, BY STATUTORY WARRANTY DEED RECORDED NOVEMBER 28, 1989, UNDER SKAGIT COUNTY AUDITORS FILE NO. 8911280046; EXCEPT ANY PORTION THEREOF AS CONVEYED TO DAVID A. LYNCH AND NANCY T. LYNCH BY STATUTORY WARRANTY DEED RECORDED OCTOBER 6, 2006, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200610060087;

SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit "B"

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

Exhibit "C"
Legal Description of NIDHIR Benefitted Parcels

PARCEL A:

THAT PORTION OF THE W ½ SW ¼ NE ¼, THE W ½ OF GOVERNMENT LOT 2, AND GOVERNMENT LOT 3, SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE W ½ OF THE SW ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., AS SHOWN BY SURVEY FOR ROBERT SHIPP, FILE IN VOLUME 11 OF SURVEYS AT PAGE 21, RECORDED UNDER AUDITOR'S FILE NO. 9104090008, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89°16'17" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 601.22 FEET; THENCE NORTH 29°08'54" WEST, A DISTANCE OF 769.34 FEET; THENCE NORTH 40°44'15" WEST, A DISTANCE OF 376.32 FEET TO THE LINE OF ORDINARY HIGH TIDE OF ROSARIO STRAIT, (SHOWN APPROXIMATELY ON SAID SURVEY); THENCE NORTH 58°05'49" EAST, ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 504.00 FEET; THENCE NORTH 56°41'46" EAST, ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 491.12 FEET; THENCE NORTH 53°25'24" EAST, ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 471.89 FEET TO THE EASTERLY LINE OF SAID SURVEY FOR ROBERT SHIPP; THENCE SOUTH 00°08'10" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,766.63 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., AS SHOWN ON SURVEY FOR ROBERT SHIPP FILED IN VOLUME 11 OF SURVEYS AT PAGE 21, RECORDED UNDER AUDITOR'S FILE NO. 9104090008, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE S 89°16'17" W, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 378.04 FEET; THENCE N 04°31'06" WEST A DISTANCE OF 1424.32 FEET TO THE LINE OF ORDINARY HIGH TIDE OF ROSARIO STRAIT, (SHOWN APPROXIMATELY ON SAID SURVEY); THENCE N 56°41'46" E ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 128.11 FEET; THENCE N 53°25'24" E ALONG SAID LINE ORDINARY HIGH TIDE, A DISTANCE OF 471.89 FEET TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S 00°08'10" E ALONG SAID EAST LINE, A DISTANCE OF 1766.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

TOGETHER WITH TIDELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, LYING IN FRONT OF, ADJACENT TO AND ABUTTING UPON THE ABOVE DESCRIBED TRACT;

AND TOGETHER WITH THAT PORTION OF TIDELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT AND ADJACENT TO GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., CONVEYED TO ROBERT SHIPP AND ROSALIND C. SHIPP, ET AL, BY STATUTORY WARRANTY DEED RECORDED NOVEMBER 28, 1989, UNDER SKAGIT COUNTY AUDITORS FILE NO. 8911280046; EXCEPT ANY PORTION THEREOF AS CONVEYED TO DAVID A. LYNCH AND NANCY T. LYNCH BY STATUTORY WARRANTY DEED RECORDED OCTOBER 6, 2006, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200610060087;

SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

TRACT 4, SURVEY OF 'SINCLAIR", RECORDED JUNE 18, 1981, UNDER AUDITOR'S FILE NO. 8106180002, LYING WITHIN SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M.,

EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 4, "SINCLAIR", ACCORDING TO THE SAID SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8106180002; THENCE SOUTH 89°16'17" WEST ALONG THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 460.68 FEET; THENCE SOUTH 00°08'10" EAST, A DISTANCE OF 1323.86 FEET TO THE SOUTH LINE OF SAID TRACT 4; THENCE NORTH 89°16'17' EAST ALONG SAID SOUTH LINE, A DISTANCE OF 460.68 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE NORTH 00°08'10" WEST ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 1323.86 FEET TO THE POINT OF BEGINNING;

SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

UNOFFICIAL DOCUMENT

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Exhibit "D"
Legal Description of LYNCH and SIMMONS Benefitted Parcels

PARCEL "A":

Beginning at the Southeast corner of the West ½ of the Southwest ¼ of the Northeast ¼ of Section 9, Township 36 North, Range 1 East, W.M, as shown on Survey for Robert Shipp filed in Volume 11 of Surveys, page 21, under Auditor's File No. 9104090008, records of Skagit County, Washington;
thence South 89°16'17" West, along the South line of said subdivision, a distance of 378.04 feet;
thence North 04°31'06" West, a distance of 1,424.32 feet to the line of ordinary high tide of Rosario Strait, (shown approximately on said survey);
thence North 56°41'46" East along said line of ordinary high tide, a distance of 128.11 feet;
thence North 53°25'24" East along ordinary high tide, a distance of 471.89 feet to the East line of said West ½ of the Southwest ¼ of the Northeast ¼;
thence South 00°08'10" East along said East line, a distance of 1,766.63 feet to the point of beginning of this description.

TOGETHER WITH tidelands of the second class, as conveyed by the State of Washington, lying in front of, adjacent to and abutting upon the above-described tract.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through a 30 foot wide strip of land lying 15 feet on each side of the following described centerline:

Beginning at the Southeast corner of the West ½ of the Southwest ¼ of the Northeast ¼ of Section 9, Township 36 North, Range 1 East, W.M., as shown on survey for Robert Shipp filed in Volume 11 of Surveys, page 21, records of Skagit County, Washington;
thence South 89°16'17" West, along the South line of said subdivision, a distance of 649.16 feet to the northwest corner of Tract 4, "SINCLAIR", according to the survey thereof recorded in Volume 3 of Surveys, page 121, under Auditor's File No. 8106180002, records of Skagit County, Washington, and the terminus of this centerline description.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East 14.00 acres of Tract 4, "SINCLAIR", according to the survey thereof recorded in Volume 3 of Surveys, page 121, under Auditor's File No. 8106180002, being in Sections 9 and 10, Township 36 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.