

8807200275

Group Town Inc.
14500 58th Ave S.
Lynden, Wa.
98049

DECLARATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned, Sundquist Homes, Inc. as owner in fee simple of the following described parcels:

Parcel A

That portion of Tract 29, Hanbury's North Race Track Addition, according to the plat thereof recorded in Volume 7 of Plats, Page 6, Records of Snohomish County, Washington, described as follows:

COMMENCING at a cased monument at the intersection of the South line of Section 33, Township 27 North, Range 4 East, W.M., and the centerline of 48th Avenue West (Main Street); thence N 0°10'46" E along said centerline 1334.05 feet to the centerline of 240th Street Southwest; thence S 88°50'23" E along said centerline 558.08 feet to the East line of the West 528.00 feet of said tract; thence S 0°10'46" W along said East line 20.00 feet to the South line of the North 20.00 feet of said tract and the POINT OF BEGINNING; thence continuing S 0°10'46" W along said East line 305.87 feet to the South line of said tract and the North boundary of Fields Addition, according to the plat thereof recorded in Volume 22 of Plats, Page 103, Records of said County; thence N 88°51'15" W along said South line and North boundary 294.04 feet to the West line of the East 132.00 feet of the West 366.00 feet of said Tract 29; thence N 0°10'46" E along said West line 165.92 feet to the South line of the North 160.00 feet of said tract; thence S 88°50'23" E along said South line 70.01 feet to the East line of the West 70.00 feet of the East 132.00 feet of the West 366.00 feet of said tract; thence N 0°10'46" E along said East line 140.02 feet to the South line of the North 20.00 feet of said tract and the South margin of 240th Street Southwest; thence S 88°50'23" E along said South line and South road margin 224.03 feet to the POINT OF BEGINNING.

Parcel B

The East 132.00 feet of the West 660.00 feet of Tract 29, Hanbury's North Race Track Addition, according to the plat recorded in Volume 7 of Plats, Page 6, Records of Snohomish County, Washington;

EXCEPT the East 100.00 feet of the North 120.00 feet thereof; and

EXCEPT the North 20.00 feet of the remainder as conveyed to Snohomish County for road by deed recorded under Auditor's File No. 635640.

SUBJECT TO easement as recorded under Auditor's File No. 8805030090.

Does hereby declare an easement for drainage purposes over that portion of the above described Parcel B embraced within a strip of land 10.00 feet in width, lying Northerly and Westerly of a line described as follows:

COMMENCING at the intersection of the South line of said Tract 29, Hanbury's North Race Track Addition and the East line of the West 528.00 feet of said tract, also being the Southeast corner of the proposed plat of Northern Forest; thence N 0°10'46" E along said East line and the East boundary of said proposed plat 63.75 feet to the POINT OF BEGINNING of said line; thence S 62°31'47" E 11.25 feet to the East line of the West 538.00 feet of said Tract 29; thence N 0°10'46" E along said East line 247.11 feet to the South margin of 240th St. S.W. and the terminus of said line.

The easement herein granted shall run with the land and inure to the benefit of Sundquist Homes, Inc., as owner of the parcels described above, their heirs, successors, and assigns.

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IN WITNESS WHEREOF, the undersigned has hereunto declared this
easement on the _____ day of _____, 1988.

SUNDQUIST HOMES, INC.

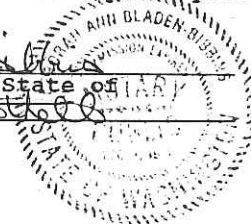
By *Larry J. Sundquist*
Larry J. Sundquist, President

STATE OF WASHINGTON) ss
COUNTY OF _____)

On this 18th day of July, 1988, before me, the
undersigned, a Notary Public in and for the State of Washington,
duly commissioned and sworn, personally appeared Larry J.
Sundquist, to me known to be the President of Sundquist Homes,
Inc., the corporation that executed the foregoing instrument, and
acknowledged the said instrument to be the free and voluntary act
and deed of said corporation, for the uses and purposes therein
mentioned, and on oath stated that he is authorized to execute
the said instrument and that the seal affixed is the corporate
seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year
first above written.

Debra Ann Bladen-Bisbee
Notary Public in and for the State of Idaho
Washington, residing at Bethel



RECORDED BY SNOHOMISH COUNTY AUDITOR. DEAN V. WILLIAMS, COUNTY AUDITOR.

Debra Ann Bladen-Bisbee

DEAN V. WILLIAMS, AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY

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RECORDED

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