

RECORDED BY SNOHOMISH COUNTY: BOB TERWILLIGER, AUDITOR

9705230572

Unofficial Document

RETURN ADDRESS:

Stafford Construction, Inc.
16016 118th Place N.E.
Bothell, WA 98011

RECORDED

97 MAY 23 PM 2:17

SNOHOMISH COUNTY, WASH.
AUDITOR
DEPUTY

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

DOCUMENT TITLE(S) (or transactions contained therein): Private Drainage Easement
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED N/A
GRANTOR(S) Stafford Construction, Inc.
GRANTEE(S) Brighton at Mill Creek Homeowner's Association
LEGAL DESCRIPTION (abbreviated: i.e., lot, block, plat or section township, range) Lot 54 of Brighton at Mill Creek
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER 8539-000-054-00

RECORDED BY SNOHOMISH COUNTY: BOB TERWILLIGER, AUDITOR

PRIVATE DRAINAGE EASEMENT

THIS INSTRUMENT is made this 19th day of May, 1997, by and between Stafford Construction, Inc., (Lot 54, Brighton at Mill Creek) herein called the "Grantor" and Brighton at Mill Creek Homeowners' Association herein called the "Grantee".

WITNESSETH

Grantor for and in consideration of value paid by Grantee, and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grants, sells and conveys to Grantee, its successors and assigns, a perpetual easement for drainage lines with necessary appurtenances over, through, across and upon the following described property in Snohomish County, Washington, more particularly described on attached EXHIBIT "A".

Grantee, its successors or assigns, shall have the right without proper institution of any suite or proceeding at law, at times as may be necessary, to enter upon said property for the purpose of operating, construction, repairing, altering, or reconstructing of said drainage lines and appurtenances shall be accomplished in such a manner that the private improvements existing in said easement shall not be disturbed or destroyed, or in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by Grantee.

Access to this easement is reserved for the City of Mill Creek and the City shall reserve the right, but not the obligation, to perform any needed service and maintenance on these drainage facilities necessary to insure that the drainage facilities are operating properly. It shall be the responsibility of the Homeowner's Association to reimburse the City for any service and maintenance costs incurred.

Grantor shall retain the right to use the surface of said easement, so long as said use does not interfere with the installation, operation and maintenance of drainage lines and appurtenances and so long as no permanent buildings or other structures are erected on said easement.

This easement shall be binding on the successors, heirs, and assigns of both parties hereto.

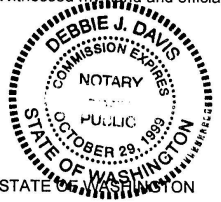
By: [Signature]
Grantor: Stafford Construction, Inc.

By: [Signature]
Grantee: Brighton Homeowner's Assn.

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this 19th day of May, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared J. NATE FARIS to me known to be the SECRETARY of said corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, and on oath stated that he is authorized to execute said instrument.

Witnessed my hand and official seal this 19th day of May, 1997.

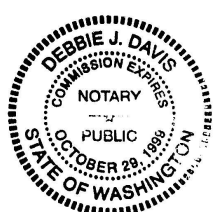


[Signature]
Notary Public in and for the State of Washington,
residing at Kenilworth
My commission expires 10-29-99

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this 19th day of May, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert L. Purser to me known to be the DIRECTOR of said corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, and on oath stated that he is authorized to execute said instrument.

Witnessed my hand and official seal this 19th day of May, 1997.



NO EXCISE TAX
REQUIRED

MAY 23 1997

By: [Signature]
Snohomish County Treasurer
BOB DANTINI

[Signature]
Notary Public in and for the State of Washington,
residing at Kenilworth
My commission expires 10-29-99

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RECORDED BY SNOHOMISH COUNTY: BOB TERWILLIGER, AUDITOR

EXHIBIT "A"

96-4031
FEBRUARY 6, 1997

BRIGHTON AT MILL CREEK, LOT 54
STORM DRAINAGE EASEMENT

A 10.00 foot easement for a storm drain line and appurtenances, over, under and across that portion of Lot 54, Brighton At Mill Creek as recorded in Volume 61 of Plats, Pages 30 through 36, records of Snohomish County, Washington, lying 5.00 feet on each side of the following described center line:

COMMENCING at the most easterly corner of lot 54 of said plat; thence North $42^{\circ}25'36''$ West along the line common to Lots 53 and 54 of said plat, a distance of 58.17 feet to the POINT OF BEGINNING of said center line and 10.00 foot easement; thence South $15^{\circ}50'36''$ East a distance of 50.74 feet; thence South $86^{\circ}20'59''$ East a distance of 20.72 feet to the Westerly Right of Way margin of 145th PL. SE., being the terminus of said centerline and 10.00 foot easement.

The side lines of said easement shall lengthen or shorten as to terminate on said line common to lots 53 and 54 and said right of way margin.

WRITTEN BY VVB 2-6-97
CHECKED BY VVB SK 2-6-97
PROOFED BY VVB SK 2-6-97

GROUP FOUR, INC.
10030 JUANITA WOODVILLE WAY NE
BOTHELL, WA 98011
(206) 775-4581
(206) 362-4244

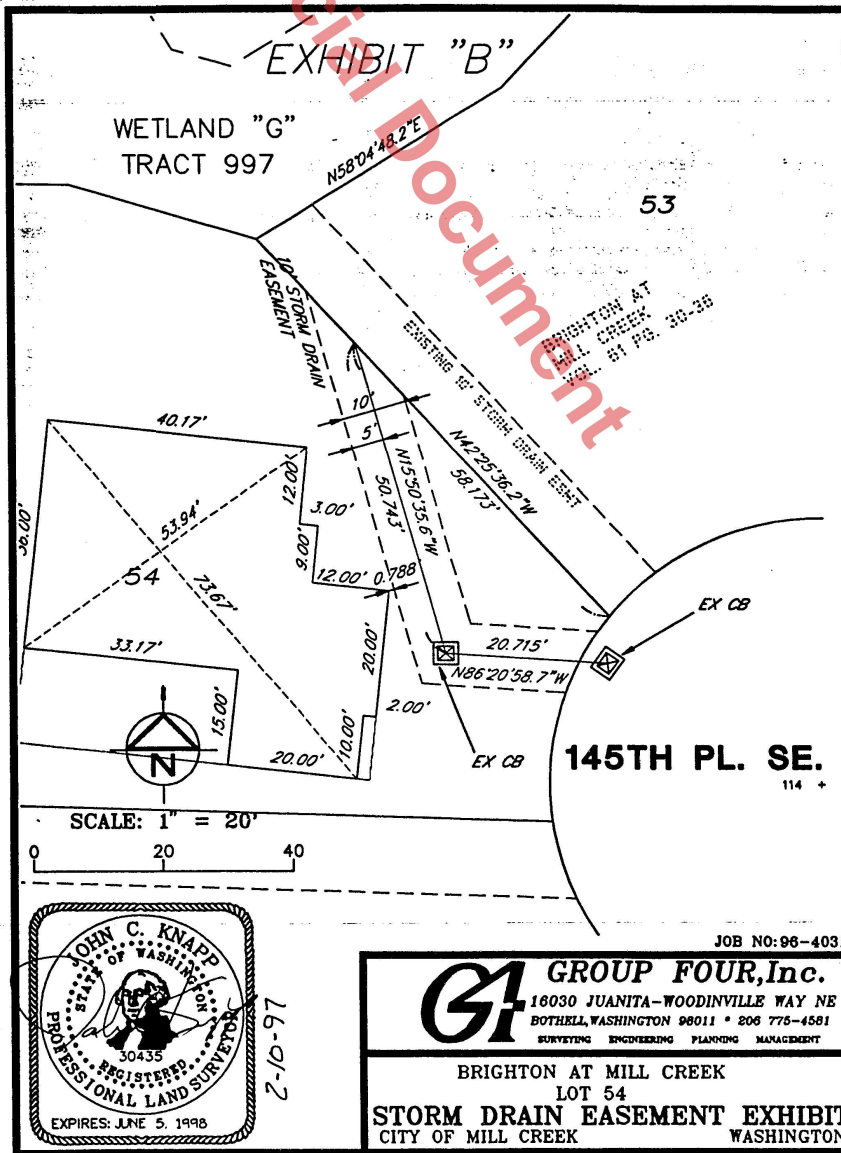


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