

When Recorded Return to:

Chris Gayte, Managing Member
PO Box 1727
Bellevue, WA 98009

ACCESS & UTILITY EASEMENT

Grantor: GAYTEWAY BUSINESS PARK, LLC, a Washington limited liability company

Grantee: GAYTEWAY BUSINESS PARK, LLC, a Washington limited liability company

Reference: A.F. No. 201907225010

Legal Description: Ptn of NW1/4 NW1/4, SW1/4 NW1/4, SE1/4 NW1/4 SW1/4 Sec 14 T.31N., R.5E., W.M.

Add'l on _____

Tax Parcels: Ptn 31051400200700

THIS ACCESS & UTILITY EASEMENT is made this ____ day of _____, 2020, by Gayteway Business Park, LLC, a Washington Limited Liability Company, Declarant, for the benefit of Declarant and the future owners of the land legally described in **Exhibit A** and **Exhibit B**.

WHEREAS, Gayteway Business Park LLC a Washington limited liability company is the owner of the Property described in **EXHIBIT A (hereafter “LOT 1” and “LOT 3”)**

WHEREAS, Gayteway Business Park LLC a Washington limited liability company is the owner of the Property described in **EXHIBIT B (hereafter “LOT 2”)**.

Grant, Covenant and Declaration

LOT 2 hereby declares, grants and conveys to **LOT 1** and **LOT 3**, an easement in and covenants to keep that area shown in **EXHIBIT C** and more particularly described in **EXHIBIT D** and **EXHIBIT E** as an easement and area for the purposes described below (“Easement”).

Purposes:

The purpose of this Easement is for access, ingress, egress, and utilities, burdening that area described in **EXHIBIT D**, and only for ingress and egress burdening the area described in **EXHIBIT E**, for the benefit of the Property described in **Exhibit A and Exhibit B**.

General provisions:

The doctrine of merger shall not apply to this declaration, easement and covenants herein, and any subsequent conveyance shall take subject to the easement and rights and obligations herein.

This easement and the rights and obligations under this easement are intended to and shall run with the Property and shall benefit and bind the Parties and their respective, heirs, successors, and assigns.

Executed this _____ day of _____, 2020.

GRANTOR/DECLARANT: GAYTEWAY BUSINESS PARK, LLC

BY: _____
Chris Gayte

ITS: Manager_____

GRANTEE/DECLARANT:

GAYTEWAY BUSINESS PARK, LLC

BY: _____
Chris Gayte

ITS: Manager _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that CHRIS GAYTE 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 the MANAGER of GAYTEWAY BUSINESS PARK, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2020.

Signature of Notary Public

My appt. expires: _____

EXHIBIT A

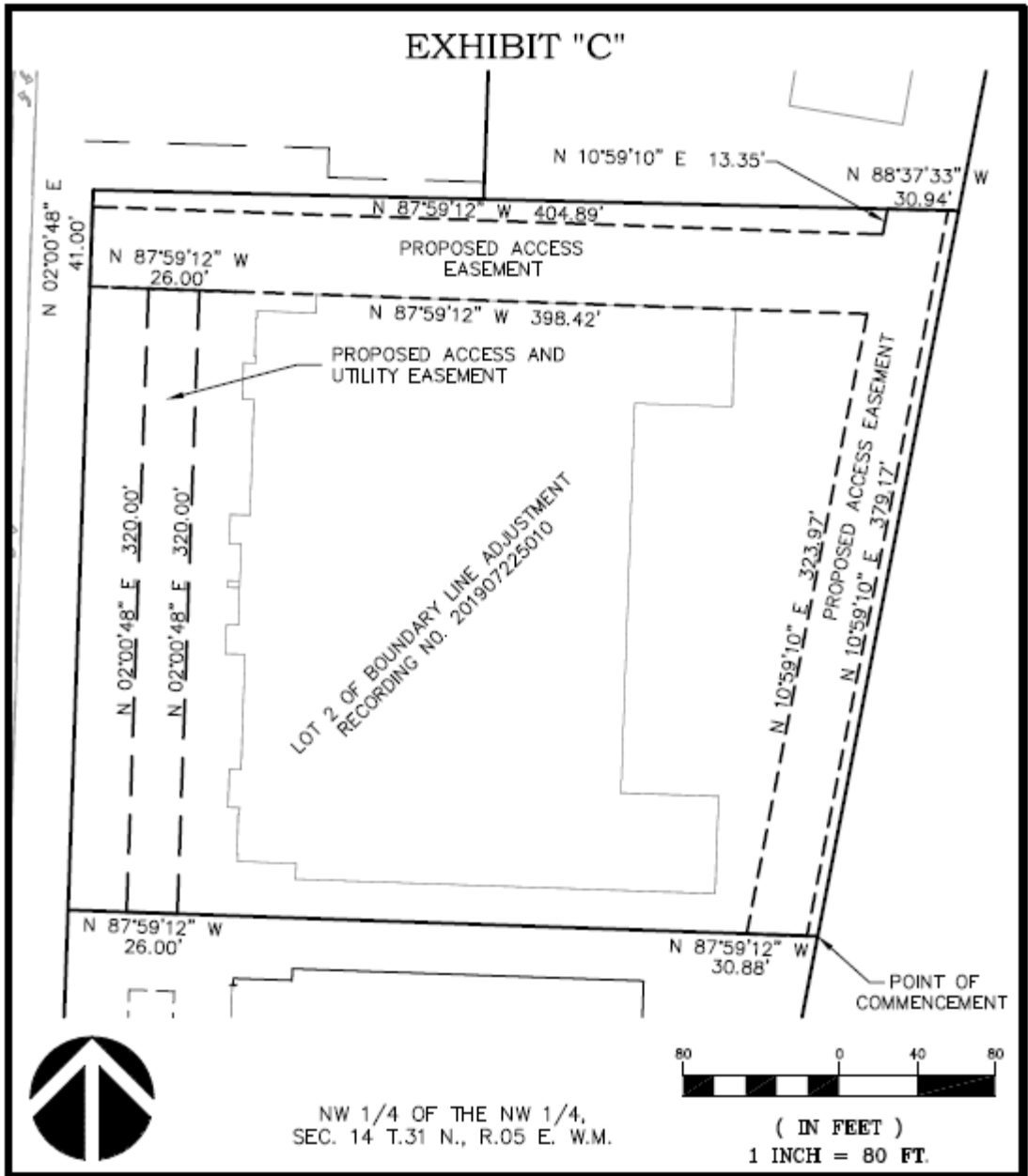
LOT 1 and LOT 3 of Boundary Line Adjustment for Gayteway Business Park recorded under Auditor's File Number 201907225010, Snohomish County Records.

Situate in Snohomish County, Washington.

EXHIBIT B

LOT 2 of Boundary Line Adjustment for Gayteway Business Park recorded under Auditor's File Number 201907225010, Snohomish County Records.

Situate in Snohomish County, Washington.



**EASEMENT
EXHIBIT**

GAYTEWAY BUSINESS PARK

190412
06/08/2020

Terrane

10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

EXHIBIT D

ACCESS & UTILITY EASEMENT

A PORTION OF LOT 2 OF BOUNDARY LINE ADJUSTMENT FOR GAYTEWAY BUSINESS PARK.
RECORDED UNDER AUDITOR'S FILE NUMBER 201907225010, SNOHOMISH COUNTY RECORDS, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE N 87°59'12" W ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 328.34 FEET TO THE
POINT OF BEGINNING;
THENCE N 02°00'48" E, A DISTANCE OF 320.00 FEET;
THENCE N 87°59'12" W, A DISTANCE OF 26.00 FEET;
THENCE S 02°00'48" W, A DISTANCE OF 320.00 FEET TO THE SOUTHERLY LINE OF SAID LOT;
THENCE S 87°59'12" E ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 26.00 FEET TO THE
POINT OF BEGINNING.



EXHIBIT E
ACCESS EASEMENT

A PORTION OF LOT 2 OF BOUNDARY LINE ADJUSTMENT FOR GAYTEWAY BUSINESS PARK.
RECORDED UNDER AUDITOR'S FILE NUMBER 201907225010, SNOHOMISH COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE N 87°59'12" W ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 5.56 FEET TO THE POINT OF BEGINNING;
THENCE N 10°59'10" E, A DISTANCE OF 379.17 FEET TO THE NORTHERLY LINE OF SAID LOT;
THENCE N 88°37'33" W ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 30.94 FEET;
THENCE S 10°59'10" W, A DISTANCE OF 13.35 FEET;
THENCE N 87°59'12" W, A DISTANCE OF 404.89 FEET TO THE WESTERLY LINE OF SAID LOT;
THENCE S 02°00'48" W ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 41.00 FEET;
THENCE S 87°59'12" E, A DISTANCE OF 398.42 FEET;
THENCE S 10°59'10" W, A DISTANCE OF 323.97 FEET TO THE SOUTHERLY LINE OF SAID LOT;
THENCE S 87°59'12" E ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 30.88 FEET TO THE POINT OF BEGINNING.

