



202012020310

EASEMENT
Rec: \$108.50
12/2/2020 11:56 AM 1 of 6
SNOHOMISH COUNTY, WA
Electronically Recorded

When Recorded Return to:

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

NO EXCISE TAX
REQUIRED

DEC 02 2020

BRIAN SULLIVAN, Snohomish County Treasurer
By: BRANDOLINA [Signature]

NO BUILD 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

CHICAGO TITLE INSURANCE COMPANY HAS PLACED
THIS DOCUMENT OF RECORD AS A CUSTOMER
COURTESY AND ACCEPTS NO LIABILITY FOR THE
ACCURACY OR VALIDITY OF THE DOCUMENT

1 -- NO BUILD EASEMENT

THIS NO BUILD EASEMENT is made this 24 day of November, 2020, by Gayteway Business Park, LLC, a Washington Limited Liability Company for the benefit of 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")**

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 1 hereby declares grants and conveys to LOT 2 an easement in and covenants to keep that area shown in **EXHIBIT C** and more particularly described in **EXHIBIT D** an easement and area for the purposes described below ("Easement"). This Easement hereby terminates and replaces the easement instrument recorded at Snohomish County AF#202007240914.

Purposes:

The purpose of this Easement is a no build area such that LOT 1 will not construct any buildings in the area, to benefit LOT 2. LOT 2 also shall not build in this Easement.

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 24th day of November, 2020.

GRANTOR/DECLARANT:

GAYTEWAY BUSINESS PARK, LLC

BY:

[Signature]
Chris Gayte

ITS:

Manager [Signature]

GRANTEE/DECLARANT: GAYTEWAY BUSINESS PARK, LLC

BY: [Signature]
Chris Gayte

ITS: Manager [Signature]

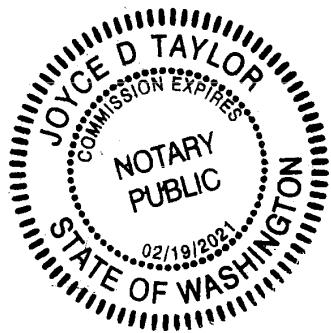
STATE OF WASHINGTON)
) ss.
COUNTY OF king)

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 24th day of November, 2020.

[Signature]
Signature of Notary Public

My appt. expires: 2/19/21



202012020310 Document:EASEMENT Rec: \$108.50 Page-4 of 6
Record Date:12/2/2020 11:56 AM Snohomish County, WA

EXHIBIT A

LOT 1 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.

Unofficial Document

4 – NO BUILD EASEMENT

202012020310 Document:EASEMENT Rec: \$108.50 Page-5 of 6
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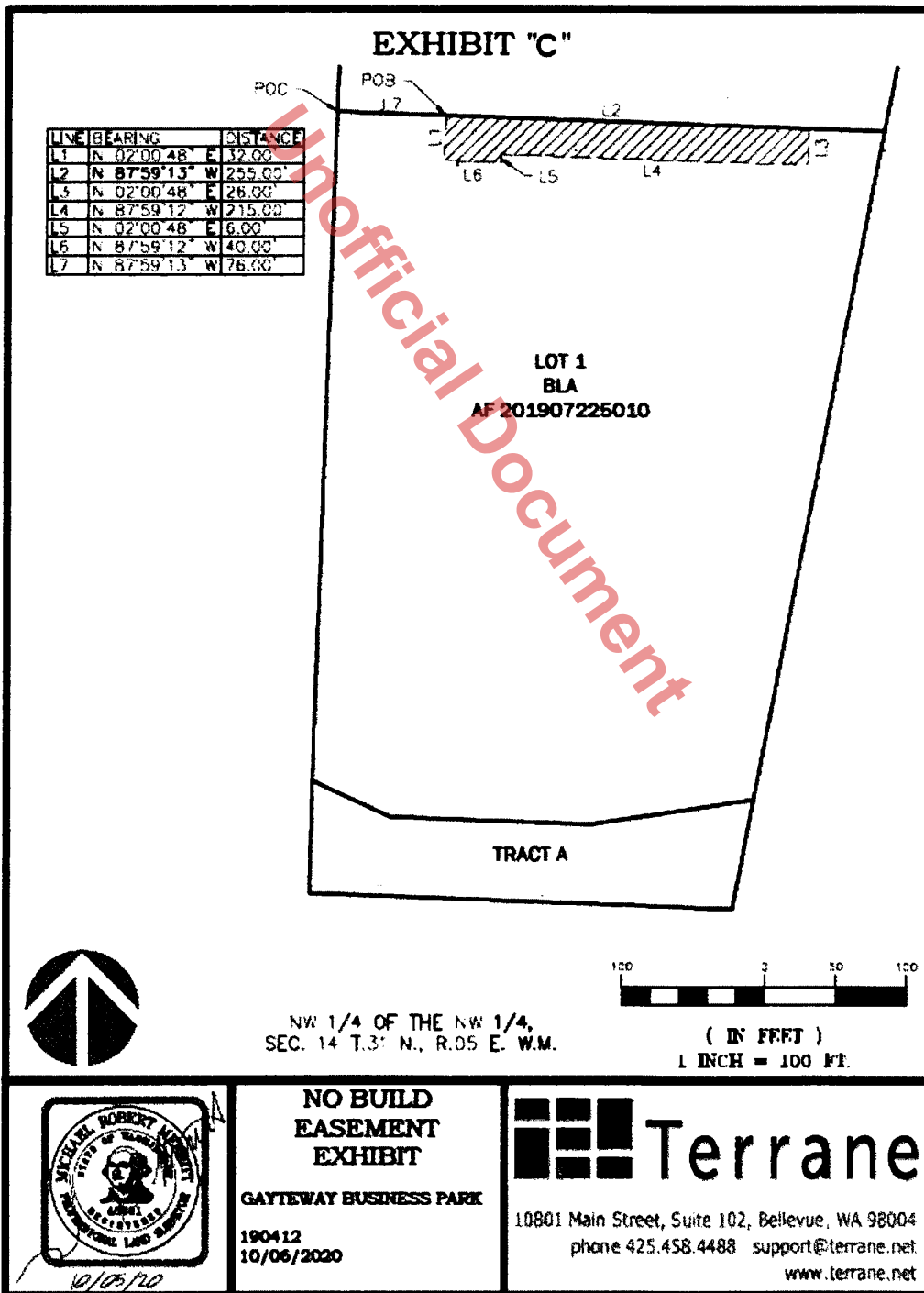


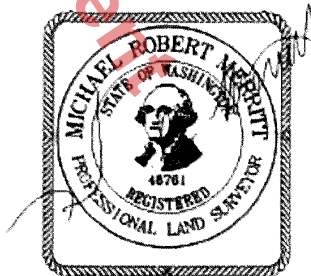
EXHIBIT D

Unofficial Document

NO BUILD EASEMENT

**A PORTION OF LOT 1 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 NORTHWEST CORNER OF SAID LOT 1;
THENCE S 87°59'13" E ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 76.00 FEET TO THE
POINT OF BEGINNING;
THENCE CONTINUING S 87°59'13" E ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 255.00
FEET;
THENCE S 02°00'48" W, A DISTANCE OF 26.00 FEET;
THENCE N 87°59'12" W, A DISTANCE OF 215.00 FEET;
THENCE S 02°00'48" W, A DISTANCE OF 6.00 FEET;
THENCE N 87°59'12" W, A DISTANCE OF 40.00 FEET;
THENCE N 02°00'48" E, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.**



6 – NO BUILD EASEMENT