

After recording, return to:

JOHN F. BUCHAN CONSTRUCTION, INC.
11555 NORTHUP WAY
BELLEVUE, WA 98004

9

LANDSCAPE EASEMENT

JOHN F. BUCHAN CONSTRUCTION, INC., a Washington corporation, hereinafter referred to as GRANTOR, for and in consideration of one dollar (\$1.00) and other good and valuable consideration, hereby dedicates, conveys and grants to the CANTER GROVE HOMEOWNERS' ASSOCIATION, hereinafter referred to as GRANTEE, and its successors and assigns, a permanent easement for landscaping and appurtenances related thereto, under and upon the following described property situated in King County, Washington, legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

1. That GRANTEE shall have the right, at times as may be necessary, to enter upon said property owned by the GRANTOR and their assigns and successors, to install and repair landscaping and any appurtenances related thereto.

2. That GRANTEE acknowledges that this easement is granted for landscaping purposes only and that any repair or replacement of said landscaping will be GRANTEE'S responsibility.

3. This easement and the covenants herein shall be covenants running with the land and shall be binding on the successors, heir and assigns of both parties hereto.

4. The GRANTOR warrants that the GRANTOR has good title to the above property and warrants the GRANTEE title to and quiet enjoyment of the easement conveyed herein.

5. This easement and the terms and covenants contained herein shall be binding upon the GRANTOR, its heirs, successors in interest and assigns.

DATED this 17th day of August, 1992.

GRANTOR: JOHN F. BUCHAN CONSTRUCTION, INC.

By John F. Buchan
John F. Buchan, President

EXCISE TAX NOT REQUIRED
King Co. Records Division

By R. Castro, Deputy

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Stw-13576-6

2025-10-14 09:40:00 AM King County Records 002 100 100

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this day personally appeared before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, JOHN F. BUCHAN, to me known to be the President of the corporation that executed the foregoing instrument and acknowledged 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 on behalf of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 17th day of August, 1992.

Brenda K Osborne
NOTARY PUBLIC in and for the
State of Washington, residing
at Belle Meade

My commission expires 9-30-94

Document

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EASTSIDE CONSULTANTS, INC.

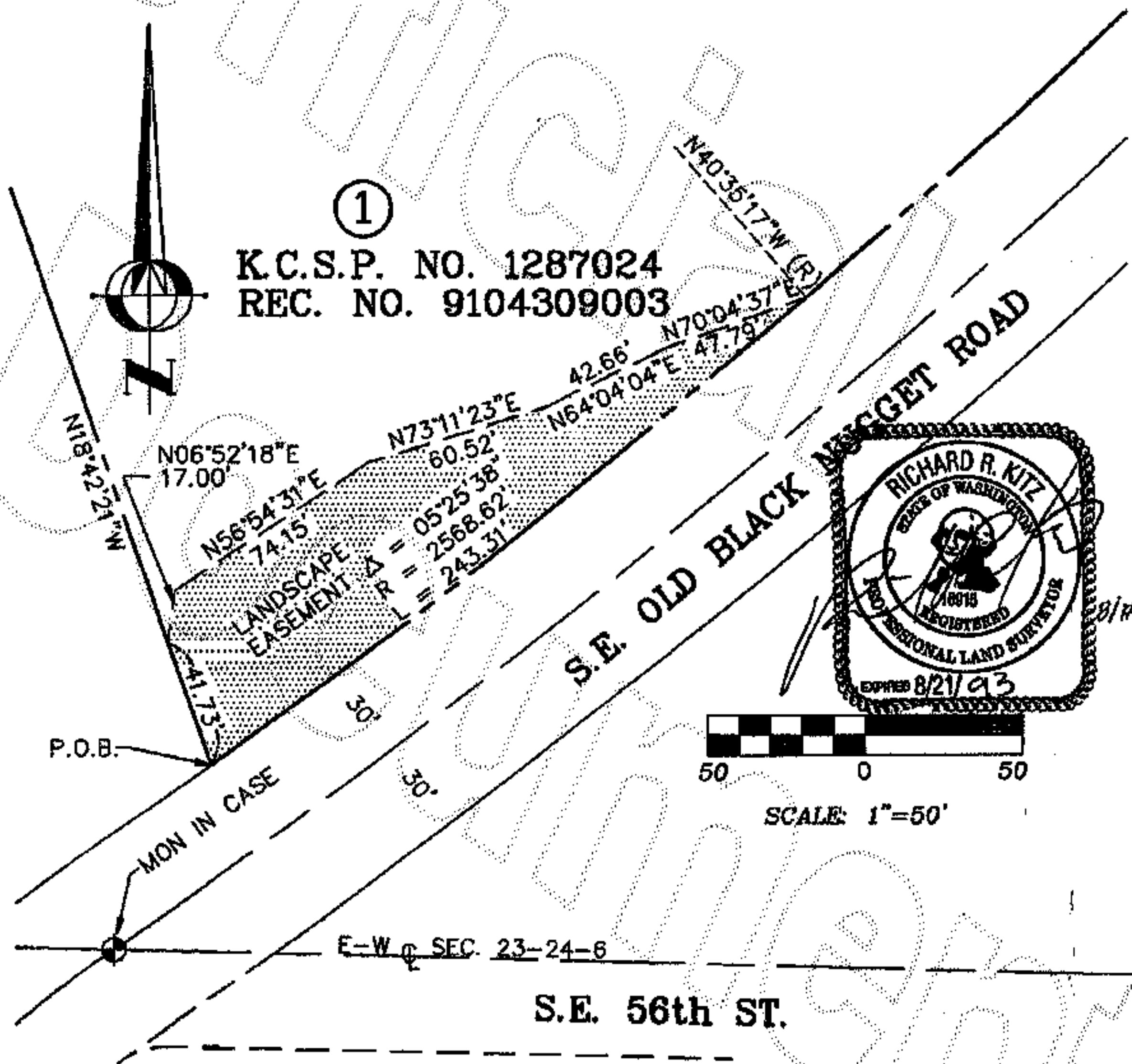
ENGINEERS-SURVEYORS

Landscape Easement Description:

That portion of Lot 1 of King County Short Plat No. 1287024, as filed under Recording No. 9104309003, records of King County, Washington described as follows:

Beginning at the southwest corner of said Lot 1 thence N18°42'21"W along the west line thereof 41.73 feet; Thence N06°52'18"E 17.00 feet; Thence N56°54'31"E 74.15 feet; Thence N73°11'23"E 60.52 feet; Thence N64°04'04"E 42.66 feet; Thence N70°04'37"E 47.79 feet to the south line of said Lot 1 being a point on a curve whose radius point bears N40°35'17"W; Thence southwesterly along said curve to the right having a radius of 2568.62 feet through a central angle of 5°25'38" an arc length of 243.31 feet to the point of beginning.

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415 RAINIER BOULEVARD N. ISSAQUAH, WASHINGTON 98027 PHONE: (206)392-6361 FAX: (206)392-4976

Ex. "A"