

After recording, return to:

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

LANDSCAPE EASEMENT

KENT and GRETCHEN STEPANIUK, husband and wife, hereinafter referred to as GRANTOR, for and in consideration of one dollar (\$1.00) and other good and valuable consideration, hereby dedicate, convey and grant 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 1st day of August, 1992.

EXCISE TAX NOT REQUIRED
King Co. Records Division

GRANTOR:

By [Signature] Deputy

[Signature]
[Signature]

STW W15398-12
9212181451

9.00

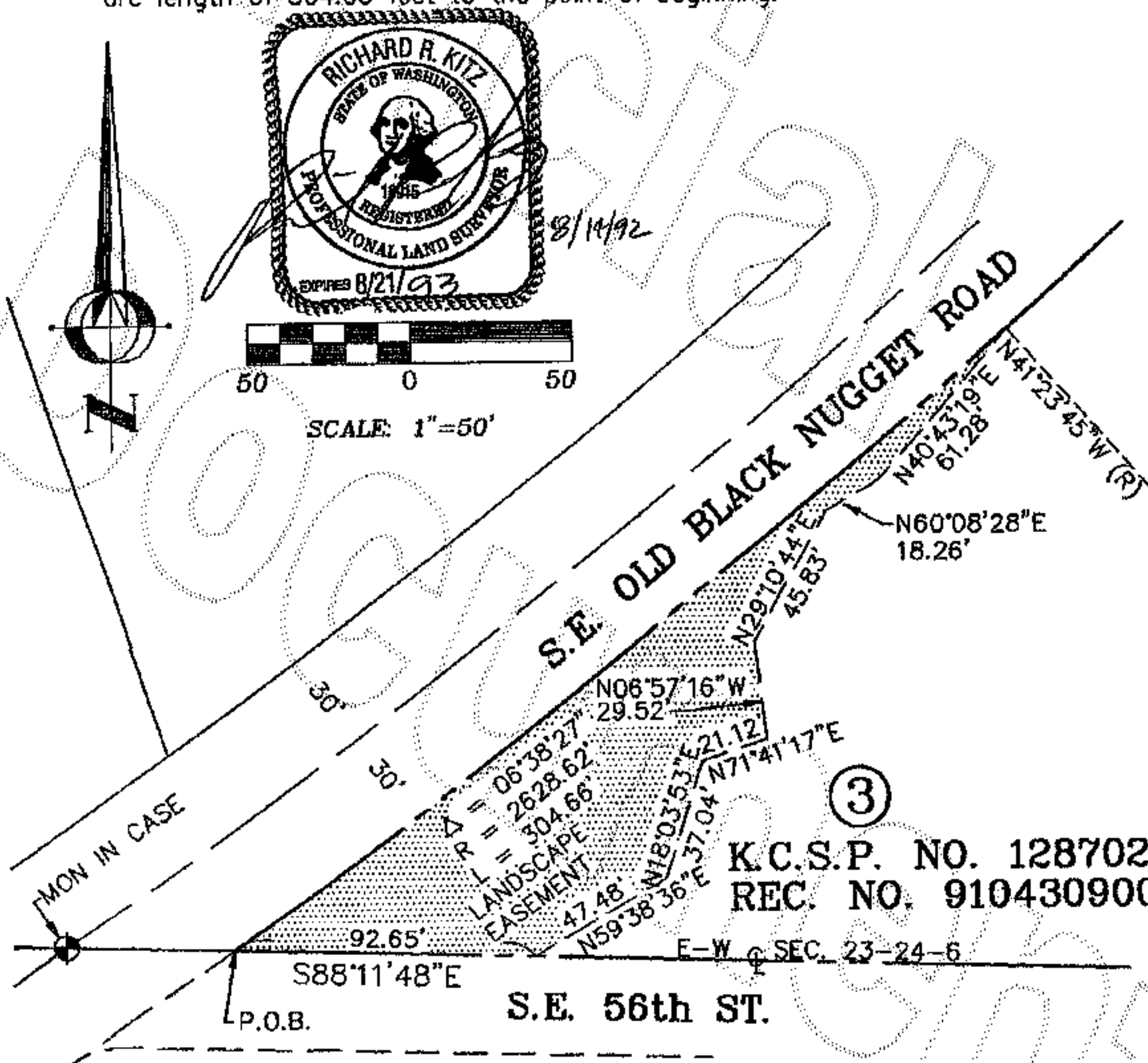
EASTSIDE CONSULTANTS, INC.

ENGINEERS-
SURVEYORS

Landscape Easement Description:

That portion of Lot 3 of King County Short Plat No. 1287026, as filed under Recording No. 9104309005, records of King County, Washington described as follows:

Beginning at the southwest corner of said Lot 3 thence S88°11'48"E along the south line thereof 92.65 feet; Thence N59°38'36"E 47.48 feet; Thence N18°03'53"E 37.04 feet; Thence N71°41'17"E 21.12 feet; Thence N06°57'16"W 29.52 feet; Thence N29°10'44"E 45.83 feet; Thence N60°08'28"E 18.26 feet; Thence N40°43'19"E 61.28 feet to the northwesterly line of said Lot 3 being a point on a curve whose radius point bears N41°23'45"W; Thence southwesterly along said curve to the right having a radius of 2628.62 feet through a central angle of 06°38'27" an arc length of 304.66 feet to the point of beginning.



9212181451

③
K.C.S.P. NO. 1287026
REC. NO. 9104309005

Ex. "A"