

Return Address

**Mei Henkle
P.O. Box 7056
East Wenatchee WA. 98802**

GRANT INGRESS, EGRESS & UTILITY EASEMENT

Grantor(s): Rice Land L.L.C.

Grantee(s): Rice Land L.L.C.

Legal Description (abbreviated):

T 25 N R 28 E, SEC. 19 LYING E. OF SR-17

Assessor's Property Tax Parcel Number: 25281910001

Grant of Perpetual Easement. Grantor hereby conveys and warrants to Grantee a nonexclusive easement as described herein of the type described herein for the purposes described herein.

Purpose. The purpose of this easement is for ingress, egress and utilities.

Consideration. This easement is for and in consideration of the mutual benefits and promises contained herein.

Benefited Property. This easement is to benefit the following described real property situated in Douglas County, Washington:

Being more fully described as follows:

All of Section 19, Township 25 North, Range 28 East of the Willamette meridian, Douglas County, Washington,

EXCEPT the Southeast quarter of the Southeast quarter;

AND EXCEPT the Northeast quarter of the Northeast quarter;

AND EXCEPT that portion deeded to Douglas County road purposed in book 71, page 635;

AND EXCEPT those portions deeded to the State of Washington in book91, page 282, book 110, page 369, Auditor's no. 228216 and Auditor's no. 228217



AND EXCEPT that portion of said Section 19 lying Westerly of State Highway SR-17:

Also to be known as Lots 1 through 18 of said Rice Land Division 1 survey currently in progress,

Burdened Property. This easement is to burden the following described real property situated in Douglas County, Washington:

All of Section 19, Township 25 North, Range 28 East of the Willamette meridian, Douglas County, Washington,

EXCEPT the Southeast quarter of the Southeast quarter;

AND EXCEPT the Northeast quarter of the Northeast quarter;

AND EXCEPT that portion deeded to Douglas County road purposed in book 71, page 635;

AND EXCEPT those portions deeded to the State of Washington in book 91, page 282, book 110, page 369, Auditor's no. 228216 and Auditor's no. 228217

AND EXCEPT that portion of said Section 19 lying Westerly of State Highway SR-17

Also to be known as Lots 1 through 18 of said Rice Land Division 1 survey currently in progress,

Location of Easement.

A 60' wide access and utility easement over, under and across that portion of section 19 Lying Easterly of State Highway SR-17 in Township 25 North, Range 28 East of the Willamette Meridian, in the County of Douglas, State of Washington, according to the survey of Rice Land Division 1 a survey currently in progress.

Center line being more particularly described as follows:

Basis of Bearing and distances being Washington Grid North Zone N.A.D. 83/91 per said survey. Multiply a combined scale factor of 1.00013028597 to derive ground distances if desired.

COMMENCING AT the Northeast corner of said section 19 a set 2" Aluminum Cap monument marked NW Geodimensions PLS 22963 LS 38982; thence along the North line of said section South 88°57'07" West a distance of 1319.26 feet to a set rebar and cap marked NWG 38982; thence South 01°37'16" East a distance of 545.60 feet to the center line of this described easement;

thence in a Southwesterly direction, along a curve to the left having a radius of 800.00 feet, a central angle of 06°56'13", a tangent length of 48.49 feet, the long chord of which bears South 08°58'28" West for a distance of 96.80 feet with a radial line in of South 77°33'26" East and a radial line out of North 84°29'39" West for an arc length of 96.86 feet to a point;

thence South 05°30'21" West a distance of 685.22 feet to POINT A;

thence South 05°30'21" West a distance of 81.37 feet

thence, along a tangent curve to the left with a radius of 500.00 feet, a tangent length of 78.04 feet, a central angle of 17°44'36", Thence along the arc of said curve for a distance of 154.84 feet to a point;

thence South 12°14'15" East a distance of 73.72 feet

thence, along a tangent curve to the right with a radius of 2000.00 feet, a tangent length of 175.68 feet, a central angle of 10°02'24", Thence along the arc of said curve for a distance of 350.46 feet to POINT B;

thence, along a compound curve to the right with a radius of 2000.00 feet, a tangent length of 157.82 feet, a central angle of 09°01'25", Thence along the arc of said curve for a distance of 314.98 feet to a point;

thence, along a compound curve to the left with a radius of 1000.00 feet, a tangent length of 68.97 feet, a central angle of 07°53'26", Thence along the arc of said curve for a distance of 137.72 feet to a point;

thence, along a compound curve to the right with a radius of 3700.00 feet, a tangent length of 86.57 feet, a central angle of 02°40'50", Thence along the arc of said curve for a distance of 173.10 feet to a point;

thence South 01°36'58" West a distance of 35.58 feet to POINT C;

thence South 01°36'58" West a distance of 651.19 feet to POINT D;

thence South 01°36'58" West a distance of 429.19 feet

thence, along a tangent curve to the left with a radius of 120.00 feet, a tangent length of 41.41 feet, a central angle of 38°04'33", Thence along the arc of said curve for a distance of 79.75 feet to a point;

thence South 36°27'35" East a distance of 165.61 feet to the intersection of that easement recorded under Auditor's file number 3121848;

thence, along a non-tangent curve to the left having a radius of 150.00 feet, a central angle of 37°35'33", a tangent length of 51.05 feet, the long chord of which bears South 42°48'01" West for a distance of 96.66 feet with a radial line in of South 28°24'12" East and a radial line out of North 65°59'45" West for an arc length of 98.42 feet to a point;

thence South 24°00'15" West a distance of 537.62 feet

thence, along a tangent curve to the right with a radius of 400.00 feet, a tangent length of 66.80 feet, a central angle of 18°57'45", Thence along the arc of said curve for a distance of 132.38 feet to a point;

thence South 42°58'00" West a distance of 312.66 feet

thence, along a tangent curve to the right with a radius of 400.00 feet, a tangent length of 32.17 feet, a central angle of 09°11'45", Thence along the arc of said curve for a distance of 64.20 feet to a point;

thence South 52°09'46" West a distance of 374.48 feet



thence, along a tangent curve to the right with a radius of 400.00 feet, a tangent length of 140.19 feet, a central angle of 38°37'46", Thence along the arc of said curve for a distance of 269.68 feet to a point;
 thence North 89°12'29" West a distance of 47.04 feet
 thence, along a tangent curve to the left with a radius of 500.00 feet, a tangent length of 30.62 feet, a central angle of 07°00'31", Thence along the arc of said curve for a distance of 61.16 feet to a point;
 thence South 83°47'00" West a distance of 850.33 feet
 thence, along a tangent curve to the right with a radius of 1000.00 feet, a tangent length of 25.73 feet, a central angle of 02°56'52", Thence along the arc of said curve for a distance of 51.45 feet to a point;
 thence South 86°43'52" West a distance of 296.73 feet
 thence, along a tangent curve to the right with a radius of 1000.00 feet, a tangent length of 22.33 feet, a central angle of 02°33'31", Thence along the arc of said curve for a distance of 44.66 feet to a point;
 thence South 89°17'23" West a distance of 420.09 feet to the Easterly line of State Highway SR 17 and the terminus of said easement; side lines of said 60 feet wide easement to lengthen or shorten to terminate on the exterior boundary of said Rice Land Division 1 survey.

TOGETHER WITH the following four access and utility points to lots 1 through 4 of said Rice Land Division 1 survey which center lines are more particularly described as follows;

TRUE POINT OF BEGINNING at said POINT "A" thence South 84°29'39" East a distance of 103.54 feet to terminate at the West line of said Lot 4;

TRUE POINT OF BEGINNING at said POINT "B" thence North 87°48'07" East a distance of 57.28 feet to terminate at the West line of said Lot 3 and 4;

TRUE POINT OF BEGINNING at said POINT "C" thence North 88°51'17" East a distance of 94.18 feet to terminate at the West line of said Lot 2 and 3;

TRUE POINT OF BEGINNING at said POINT "D" thence South 88°23'02" East a distance of 127.94 feet to terminate at the West line of said Lot 1 and 2;

Term of Easement. The term of this easement is perpetual.

Maintenance and Repair. "The cost of any maintenance and repair of the easement granted hereunder shall be borne by the benefited property owners herein. Cost of maintenance and repair shall include, but are not limited to, snow removal, surface oiling, improvement work, brushing, grading, culvert and ditch cleaning. No maintenance or reconstruction activity costing more than \$1500.00 shall be authorized or undertaken without the consent of the owners of two thirds (2/3) of the lots served by the easement. Any party who personally or through invitees cause unreasonable damage to the easement shall be solely responsible for the repair of such damage.



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Attorney Fees. In the event any party employs legal counsel to enforce any covenant of this easement, or to pursue any other remedy on default as provided herein, or by law, the substantially prevailing party shall be entitled to recover all reasonable attorneys' fees, appraisal fees, title search fees, other necessary expert witness fees and all other costs and expenses not limited to court action. Such sum shall be included in any judgment or decree entered.

Appurtenant Easement. The benefits and burdens granted and imposed by this instrument shall run with the lands described herein.



Grantor

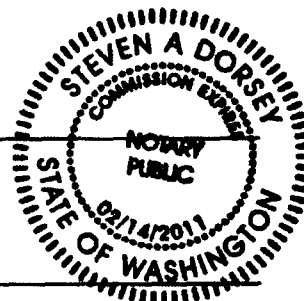
Mel Henkle, Member of Rice Land L.L.C.

ACKNOWLEDGMENT

This is to certify that on this 13 day of January 2009 before me, the above signed, personally appeared Mel Henkle, to me known to be the person(s), who executed the foregoing statement of consent and waiver of claims and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. WITNESS my hand and official seal the day and year last above written.

NOTARY PUBLIC in and for the State of Washington,

residing in East Wenatchee





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Grantor

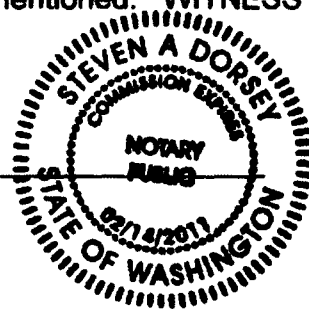
Marcia Henkle
Marcia Henkle , Member of Rice Land L.L.C

ACKNOWLEDGMENT

This is to certify that on this 13 day of January 2009 before me, the above signed, personally appeared Marcia Henkle, to me known to be the person(s), who executed the foregoing statement of consent and waiver of claims and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. WITNESS my hand and official seal the day and year last above written.

Steven A Dorsey
NOTARY PUBLIC in and for the State of Washington,

residing in East Wenatchee





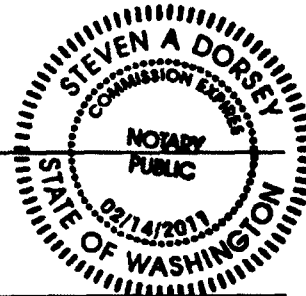
Grantor

Brett Henkle
Brett Henkle, Member of Rice Land L.L.C

ACKNOWLEDGMENT

This is to certify that on this 13 day of JANUARY 2009 before me, the above signed, personally appeared Brett Henkle, to me known to be the person(s), who executed the foregoing statement of consent and waiver of claims and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. WITNESS my hand and official seal the day and year last above written.

Steven A. Dorsey
NOTARY PUBLIC in and for the State of Washington,



residing in East Wenatchee