

AFTER RECORDING MAIL TO:

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KING COUNTY, WA

<p>Easement for Ingress, Egress & Utilities</p> <p>Document Title: Easement for Ingress, Egress & Utilities Other Rec. Nos.: 8911229007 Grantor: James E. Mazure and Patricia C. Mazure, husband and wife Grantee: Covenant Properties, LLC Abbrev. Legal: Lots A and B, City of Mercer Island Short Plat No. MI-89-08-18, Recording No. 8911229007, records of King County, Washington. Additional legal(s) on page: 1 Assessor's tax parcel Nos. 409950-0033; 409950-0035</p>	<p><i>First American Title Insurance</i></p> <p><i>(this space for title company use only)</i></p>
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THIS AGREEMENT is made between James E. Mazure and Patricia C. Mazure, husband and wife, (hereinafter "Grantor") and Covenant Properties, LLC, a Washington limited liability company (hereinafter "Grantee");

WITNESSETH

WHEREAS, Grantor owns and has title to certain real estate located in King County, Washington, legally described as:

Lot A, city of Mercer Island Short Plat No. MI-89-08-18, recording No. 8911229007, records of King County, Washington.

and which for the purposes hereof shall be referred to as Lot A.

WHEREAS, Grantee owns and has title to certain real estate located in King County, Washington, legally described as:

Lot B, city of Mercer Island Short Plat No. MI-89-08-18, recording No. 8911229007, records of King County, Washington.

and which for the purposes hereof shall be referred to as Lot B.

EXCISE TAX NOT REQUIRED
King Co. Records Division
Jana L. Clark Deputy

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WHEREAS, Hamish Anderson Custom Homes, Inc. and/or assigns ("Buyer") has entered into a Residential Real Estate Purchase and Sale Agreement (the "Purchase and Sale Agreement"), whereby Buyer intends to purchase Lot A from Grantor, which agreement requires Buyer to make certain improvements for the benefit of Grantee;

WHEREAS, the properties are adjacent to each other such that the Westerly boundary line of Lot A forms the Easterly boundary line of Lot B;

WHEREAS, Grantor and Grantee shall be collectively referred to herein as "the Parties."

WHEREAS, both Lot A and Lot B were created and segregated as separate legal parcels upon the recording of City of Mercer Island Short Plat No. MI-89-08-18, recorded under King County Recording No. 8911229007 (the "Short Plat");

WHEREAS, the Short Plat provides for a "10' access easement for benefit of Lot B" (the "Existing Easement"), as more fully set forth on the face of said Short Plat;

WHEREAS, Grantor and Grantee wish to amend the Existing Easement to expand its width and to otherwise more clearly delineate their respective rights and responsibilities regarding use of the Easement for their joint and several purposes, and Buyer approves such amendments;

NOW, THEREFORE, in and for consideration of the mutual benefits received herein and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto agree and covenant as follows with regard to use of their respective properties;

AGREEMENT

1. Amendment of Easement.

A. The Existing Easement which is depicted on the Short Plat as occupying ten (10) feet of Lot A as set forth on the Short Plat is hereby expanded and relocated to occupy the Southerly twelve (12) feet of Lot A (the "Modified Easement"). See Attached Drawing "A". The Parties hereby agree that the Modified Easement is for the purpose of Ingress, Egress and Utilities for the benefit of Lot B.

B. Except for incidental use of the Modified Easement area for maintenance and/or repairs of their property in such a manner that the Easement remains available and accessible to the owners of Lot B at all times, Buyer and/or any other owner of Lot A shall not generally use the Modified Easement or encroach thereon by parking vehicles, storing items, or accessing the house and garage on Lot A from the Modified Easement, or otherwise interfere with its unrestricted use by Lot B for Ingress, Egress and Utilities.

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2. Maintenance. Subsequent to Buyer's completion of the improvements provided for in the Purchase & Sale Agreement, Lot B shall bear the cost of maintenance of the paved surface of the Modified Easement.

3. Interpretation. This agreement has been submitted to the scrutiny of all parties hereto and their counsel if desired, and shall be given a fair and reasonable interpretation in accordance with the words hereof, without consideration or weight being given to its having been drafted by any party hereto or its counsel.

4. No Waiver. No failure of any party to insist upon the strict performance of any provision of this agreement shall be construed as depriving said party of the right to insist on strict performance of such provision or any other provision in the future. No waiver by any party of any provision of this agreement shall be deemed to have been made unless expressed in writing and signed by said party. Consent by one party in any one instance shall not dispense with necessity of consent by said party in any other instance.

5. Easement Runs with the Land. The Modified Easement and this Agreement shall run with the land, and shall be binding upon the parties hereto, any successor in ownership to Lot A and Lot B, and the heirs, successors, and assigns of the parties hereto.

6. Authority. All parties signing this Agreement represent and warrant that they have authority to enter into this Agreement. All persons signing this Agreement in a representative capacity warrant that they have the authority to execute the same.

7. Attorney's Fees. If an action be commenced to enforce any of the provisions of this agreement, the party most prevailing shall, in addition to its other remedies, be entitled to recover its costs and expenses of litigation, including reasonable attorneys' fees.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the 23rd day of JULY, 2007.

GRANTORS:

James E. Mazure
James E. Mazure
Patricia C. Mazure
Patricia C. Mazure

GRANTEE:

Covenant Properties, LLC
James E. Mazure
By: JAMES E MAZURE
Its: MANAGER - MEMBER

BUYER:

Hamish Anderson Custom Homes, Inc.
By: [Signature]
Its: PRE

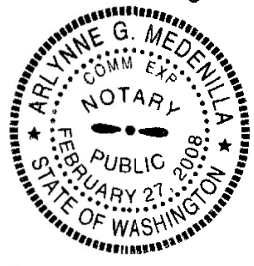
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared JAMES E. MAZURE and PATRICIA C. MAZURE before me, known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23rd day of July, 2007.

Agmedenilla
Notary Public in and for the
State of Washington,
residing at Mercer Island, WA

My commission expires: 2/27/08



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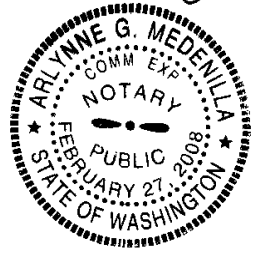
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 23rd day of July, 2007, before me personally appeared James E. Mazure, known to be the manager-member (president, vice president, secretary, treasurer, or other authorized officer or agent, as the case may be) of COVENANT PROPERTIES, LLC, the limited liability company that executed the within and 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 was authorized to execute said instrument.

Given under my hand and official seal this 23rd day of July, 2007.

Agmedenilla
Notary Public in and for the
State of Washington,
residing at Mercer Island, WA

My commission expires: 2/27/08



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

HAMISH ANDERSON CUSTOM HOMES, INC.

On this 24th day of July, 2007, before me personally appeared HAMISH T. ANDERSON, to me known to be the PRESIDENT (president, or authorized officer or agent) of HAMISH ANDERSON CUSTOM HOMES, INC., the corporation that executed the within and 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 was authorized to execute said instrument.

Given under my hand and official seal this 24th day of July, 2007.

Carol Kretz

Notary Public in and for the
State of Washington,
residing at REDMOND, WA

My commission expires: 4/26/08

