

FILED

EASEMENT

8505160017

KNOW ALL MEN BY THESE PRESENTS, that ROGER COFFMAN AND DOROTHY COFFMAN, husband and wife, for no consideration, hereby do forever grant unto the CITY OF MOUNT VERNON, a municipal corporation of Skagit County, Washington, referred to herein as the City, a non-exclusive permanent easement for stream maintenance over and along the full width and length of the premises described as follows:

A strip of land 100 feet in width lying 50' on each side of the following described stream:

Said stream lies within the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, and is more particularly described as follows:

This stream enters said Northwest 1/4 of the Southeast 1/4 approximately 600 feet north of the Southwest corner thereof. Said stream meanders Northeasterly and exits said Northwest 1/4 of the Southeast 1/4 approximately 1000 feet North of the Southeast corner thereof.

with the right, privilege and authority to said City to construct, maintain, replace, reconstruct and remove storm drainage facilities, with all appurtenances incident thereto necessary therewith, in, under and across the said premises, and to cut and remove from said right-of-way any trees and other obstructions which may endanger the safety or interfere with the use of said drainage facilities, or appurtenances attached or connected therewith; and the right of ingress and egress to and over said above described premises at any and all times for the purposes of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted; and the right of conveyance of said easement privileges.

THERE IS RESERVED TO THE GRANTOR, his heirs and assigns the right and privilege to use the above-described land of the Grantor, at any time, in any manner and for the purposes not inconsistent with the full use and enjoyment by the Grantee, its successors and assigns, of the rights and privileges herein granted. The Grantee is responsible for operating and maintaining the above-described works of improvement.

THE GRANTOR SHALL refrain from constructing or placing any buildings for improvements, including paving material or fencing, upon the above described premises. The City shall under no circumstances be held responsible for the restoration of any existing buildings or improvements upon the above described premises, if said improvements are in any way disturbed during the exercise of the above described easement privileges.

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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF GRANT )

On this the \_\_\_<sup>TH</sup> day of \_\_\_\_\_, 1985, before me a Notary Public in and for the County and State personally appeared ROGER AND DOROTHY COFFMAN known to me to be the same persons whose names are subscribed to the within instrument and acknowledged that they voluntarily executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires \_\_\_\_\_