

After recording return to:
Skagit County Board of Commissioners
700 South Second Street, Room 202
Mount Vernon, WA 98273



199908110040

Kathy Hill, Skagit County Auditor
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QUIT CLAIM DEED #0457

The **Grantor**, Gary Steen, hereby conveys and Quit Claims to the **Grantee**, Skagit County, a Municipal Corporation, road right-of-way over and across the real property legally described on Exhibit "A", attached hereto. This road right-of-way is conveyed to the **Grantee** in exchange for **Grantee's** conveyance of an easement for the construction and use of one 24' wide driveway and ingress and egress onto the real property described in Exhibit "B" attached hereto. The **Grantee** also conveys to the **Grantor** an easement for ingress and egress over the **Grantee's** real property described in Exhibit "C".

The **Grantor** shall submit construction documents of the site access development to the Skagit County Public Works Department and to the City of Burlington Engineering Department for review and approval prior to construction to ensure compliance with the City of Burlington's development and mitigation regulations and Skagit County's Road Standards.

The **Grantor** agrees to contribute to the cost of the maintenance of the portion of County Shop Lane described in Exhibit "D" based on the **Grantor's** percentage of the total traffic on this section of roadway based on results of random monitoring of total traffic. Monitoring shall be by electronic road traffic counters placed as required to identify **Grantor's** use. The **Grantee** shall determine the type and frequency of maintenance on this section of County Shop Lane based on Best Management Practice (BMP), routine road maintenance standards. The **Grantor** agrees to pay the **Grantee** for this maintenance from invoices, which shall describe in detail the scope of maintenance work.

The **Grantor** agrees to indemnify, save harmless and defend the **Grantee**, its officers, elected officials and employees from and against all claims and action, and all expenses incidental to the investigation and defense thereof, arising out of or based upon damage or injuries to persons or property caused by the errors, omission, fault or negligence of the **Grantor** or the **Grantor's** employees, tenants or any other claim or action caused by the use of the **Grantee-owned** roadway covered by this agreement.

Indemnification shall include the **Grantee** as an additional insured and refer to and support the **Grantor's** obligation to hold harmless the **Grantee**, its officers, elected officials and employees. Such insurance shall provide 30 days written notice to the **Grantee** in the event of cancellation or material change to the coverage. Indemnification shall remain in force as long as this agreement is in effect. No contract shall form until a copy of the certificate of insurance is attached hereto.

This right-of-way and easement situated in the County of Skagit, State of Washington being a portion of the northwest quarter of Section 32, Township 35 north, Range 4 East W.M. Assessor's property Tax Parcel Account Number 350432-0-010-0005.

The covenants and agreements of this Quit Claim Deed and Easement shall be binding upon heirs, legal representatives, successors and assigns of any or all parties hereto.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 11 1999

Amount Paid \$
Skagit County Treasurer
By Deputy

Date: 7/17/99

Date: JULY 26, 1999

GRANTOR:

GRANTEE:

Gary Steen

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Gary Steen

Gary Steen

Ted W Anderson
Ted W. Anderson, Chairman

Diane M Steen

DIANE STEEN

Approved as to Content:
Re: Indemnification and Insurance

Robert Hart, Commissioner

Dave Fleming
Dave Fleming
Risk Manager

Harvey Wolden
Harvey Wolden, Commissioner

Approved as to form:

Approved as to Budget:

Hilary A Thomas
Hilary A Thomas
Civil Deputy

Alicia Huschka
Alicia Huschka
Budget & Finance Director

ATTEST:

Patricia J. Chambers



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EXHIBIT "A"

LEGAL DESCRIPTION FOR: Road Right-of-Way; Grantor to Grantee

That portion of the Northwest Quarter of Section 32, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the Northwest corner of said Section 32; thence South $0^{\circ}39'30''$ West, along the West line of said Northwest Quarter, a distance of 368.59 feet; thence South $89^{\circ}06'30''$ West, a distance of 81.47 feet to the **TRUE POINT OF BEGINNING**, said point being at the intersection of the East line Old Highway 99 right-of-way and the North line of a parcel owned by Skagit County; thence North $6^{\circ}14'19''$ West, along the East line of said right-of-way, a distance of 60.18 feet; thence Southeasterly along a non-tangent curve, concave to the Northeast, whose radius point bears North $83^{\circ}45'41''$ East, a distance of 60.00 feet through a central angle of $84^{\circ}14'21''$ an arc distance of 88.22 feet; thence North $89^{\circ}31'20''$ East, a distance of 6.26; thence South $45^{\circ}55'25''$ East, a distance of 7.74 feet to the North line of the aforementioned Skagit County ownership; thence $89^{\circ}06'30''$ East, along said line a distance of 65.43 feet to the **TRUE POINT OF BEGINNING**.

Containing 966 square feet.



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UNOFFICIAL DOCUMENT

EXHIBIT "A"

30
31

T.35 N. R.4 E. WM

S 00°39'30" W

368.59'

OLD HIGHWAY 99

N 06°14'19" W

GARY STEEN
P38176
966 SQ. FT.



S 83°45'41" W
60.00'

S 00°28'40" E
60.00'

S 89°31'20" W
6.26'

60.18'
L= 88.22'
R= 84.14' 21"

81.47'

S 89°06'30" W

N 45°55'25" W
7.74'

SKAGIT COUNTY
P38178

EUCHANAN TRUST
P38193



EXHIBIT "B"

LEGAL DESCRIPTION FOR: Easement for Driveway Construction; Grantee to Grantor

That portion of the Northwest Quarter of the Northwest Quarter of Section 32, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at a point on the West line of said section, which is 368.59 feet South of the Northwest corner thereof; thence South $0^{\circ}39'30''$ West, along said West line, 40.95 feet; thence North $89^{\circ}06'80''$ East, 642.84 feet (9.74 chains); thence North $0^{\circ}39'30''$ East, 41.07 feet, more or less, to a point which lies North $89^{\circ}06'30''$ East from the point of beginning; thence South $89^{\circ}06'30''$ West, 642.84 feet (9.74 chains) to the **POINT OF BEGINNING**.

EXCEPT right-of-way of Old Highway 99, along the West line thereof, as it existed on March 31, 1953. **EXCEPT** that portion of said property, if any, lying within the right-of-way of the Puget Sound Power and Light Company. **ALSO EXCEPT** that portion conveyed to the State of Washington, by instrument recorded on September 5, 1958, under Auditor's File Number 570005, records of Skagit County, Washington

EXCEPT the East 100' of the above described parcel and the west 100' measured east of the east right-of-way line of Old Highway 99 of the above described parcel.

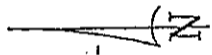


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EXHIBIT "B"



T.35 N. R.4 E. WM

30 X 29
31 A 32

S 00°39'30" W 368.59'

GARY STEEN
P38176

S 89°06'30" W

642.84'

SKAGIT COUNTY
P38178

N 89°06'30" E

642.84'

EASEMENT AREA

BUCHANAN TRUST
P38193

41.07' +/-

100'

100'

40.95'

OLD HIGHWAY 99



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EXHIBIT "C"

LEGAL DESCRIPTION FOR: Easement for Ingress and Egress over Grantee's Real Property; Grantee to Grantor

That portion of the Northwest Quarter of the Northwest Quarter of Section 32, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at a point on the West line of said section, which is 368.59 feet South of the Northwest corner thereof; thence South $0^{\circ}39'30''$ West, along said West line, 40.95 feet; thence North $89^{\circ}06'80''$ East, 642.84 feet (9.74 chains); thence North $0^{\circ}39'30''$ East, 41.07 feet, more or less, to a point which lies North $89^{\circ}06'30''$ East from the point of beginning; thence South $89^{\circ}06'30''$ West, 642.84 feet (9.74 chains) to the **POINT OF BEGINNING**.

EXCEPT right-of-way of Old Highway 99, along the West line thereof, as it existed on March 31, 1953. **EXCEPT** that portion of said property, if any, lying within the right-of-way of the Puget Sound Power and Light Company. **ALSO EXCEPT** that portion conveyed to the State of Washington, by instrument recorded on September 5, 1958, under Auditor's File Number 570005, records of Skagit County, Washington.

EXCEPT the East 100' of the above described parcel.



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EXHIBIT "D"

LEGAL DESCRIPTION FOR: Easement for Driveway Construction; Grantee to Grantor

That portion of the Northwest Quarter of the Northwest Quarter of Section 32, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at a point on the West line of said section, which is 368.59 feet South of the Northwest corner thereof; thence South $0^{\circ}39'30''$ West, along said West line, 40.95 feet; thence North $89^{\circ}06'80''$ East, 642.84 feet (9.74 chains); thence North $0^{\circ}39'30''$ East, 41.07 feet, more or less, to a point which lies North $89^{\circ}06'30''$ East from the point of beginning; thence South $89^{\circ}06'30''$ West, 642.84 feet (9.74 chains) to the **POINT OF BEGINNING.**

EXCEPT right-of-way of Old Highway 99, along the West line thereof, as it existed on March 31, 1953. **EXCEPT** that portion of said property, if any, lying within the right-of-way of the Puget Sound Power and Light Company. **ALSO EXCEPT** that portion conveyed to the State of Washington, by instrument recorded on September 5, 1958, under Auditor's File Number 570005, records of Skagit County, Washington



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