

**When Recorded Return to:**

City of Burlington  
820 E. Washington Avenue  
Burlington, WA 98233-1904



200007140025  
Kathy Hill, Skagit County Auditor  
7/14/2000 Page 1 of 7 9:16:00AM

LAND TITLE COMPANY OF SKAGIT COUNTY T-81044

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**SLOPE AND ROAD IMPROVEMENT EASEMENT**

Grantor(s):

**Eugene K. Dight and Molly B.  
Dight, James A. Kaech and  
Geraldine Kaech**

Grantee:

**City of Burlington**

Abbreviated Legal Description:

Ptn. of SE ¼ of NE ¼ of Sec. 7,  
T 34 N, R 4 E, W.M.

Full Legal Description is on page 4 hereof.

Assessor's Property Tax Parcel Account Number(s): 340407-0-045-0014 &  
340407-0-067-0025

Reference Numbers of Documents Assigned or Released, if Applicable:

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THIS SLOPE AND ROAD IMPROVEMENT EASEMENT is made this 28 day of JUNE, 2000, by and between **EUGENE K. DIGHT AND MOLLY B. DIGHT**, husband and wife, and **JAMES A. KAECH AND GERALDINE KAECH**, husband and wife, ("Grantors"), and the **CITY OF BURLINGTON**, a municipal corporation of the State of Washington, ("Grantee"),

The Grantor, for and in consideration of the public good and other valuable consideration, does by these presents, convey and warrant unto the Grantee a permanent and perpetual easement, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington, for the purpose of construction and maintenance of public street improvements, including without limitation, the right to cut, fill, grade and improve for a slope, sidewalk, drainage and utilities through, across and upon the following described real estate situated in the County of Skagit, State of Washington:

SEE EXHIBIT A attached hereto and incorporated herein by this reference.

The Grantee shall have the right, without prior notice or proceeding at law, at such times as may be necessary, to enter upon said above-described property for the purpose of constructing, maintaining, repairing, altering or reconstructing, without incurring any legal obligation or liability therefor, provided, that such construction, maintenance, repair, alteration or reconstruction shall be accomplished in such a manner that the surface of the easement, if disturbed or damaged, shall be restored in as good a condition as immediately before the property was entered upon by the Grantee.

The Grantor shall retain the right to use and enjoy the above-described property, including the right to use the surface of said easement if such use does not interfere with the slope and improvements, but, notwithstanding the foregoing, Grantor hereby covenants to neither take nor permit any action that would disturb the slope or improvements within the easement area unless Grantor first obtains Grantee's prior written consent.

This easement shall run with the land and shall be binding on the Grantor and Grantor's successors, heirs and assigns.

Dated this 28 day of JUNE, 2000.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JUL 14 2000

Amount Paid \$  
By Skagit Co. Treasurer Deputy

[Signature]  
Grantor

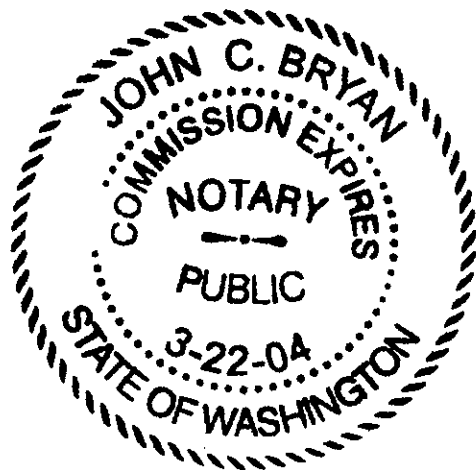
[Signature]  
Grantor

[Signature]  
Grantor

[Signature]  
Grantor

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) §

I certify that I know or have satisfactory evidence that EUGENE K. & MOLLY B. DIGHT and [Signature] signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: JUNE 28, 2000

Signature: [Signature]

Notary Public in and for the State of Washington

Notary (print name) JOHN C. BRYAN

Residing at SEATTLE, WA

My appointment expires MARCH 22, 2004



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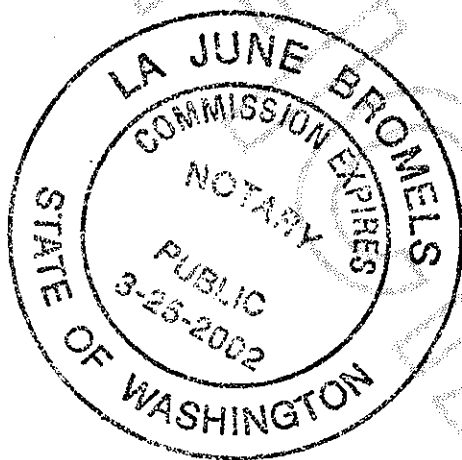
Kathy Hill, Skagit County Auditor

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STATE OF WASHINGTON )

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that James A Kaech and Gennifer Kaech signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: June 28<sup>th</sup> 2000

Signature: La June Bromels

Notary Public in and for the State of Washington

Notary (print name) La June Bromels

Residing at MT Vernon

My appointment expires: 3-25-2002



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**EXHIBIT A**

The West 15.00 feet of the East 45.00 feet of the following described Parcel A:

**PARCEL A:**

That portion of the Southeast Quarter of the Northeast Quarter of Section 7, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 209.16 feet North of the East Quarter corner of said Section 7; thence West, 217.8 feet; thence North 100 feet parallel with the East section line; thence East 217.8 feet; thence South on the East Section line 100 feet to the **POINT OF BEGINNING**.

Containing 1,500 square feet.

See attached Exhibit A.

The West 15.00 feet of the East 45.00 feet of the following described Parcel A:

**PARCEL A:**

The North 105.66 feet of the following described tract:

That portion of the Southeast Quarter of the Northeast Quarter, of Section 7, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence North along the East line of said Southeast Quarter of the Northeast Quarter, a distance of 209.16 feet; thence West, 430 feet, more or less, to the West line of those premises, conveyed to Emil Hansen, et ux, by Deed dated June 1, 1943, filed June 2, 1943, as Auditor's File No. 362759, and recorded in Volume 189 of Deeds, page 132; thence South along said West line, and the production South thereof, 209.16 feet to the South line of said Southeast Quarter of the Northeast Quarter; thence East along said South line, 430 feet, more or less to the **POINT OF BEGINNING**.

Containing 1,587 square feet.

See attached Exhibit A.



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EXHIBIT A

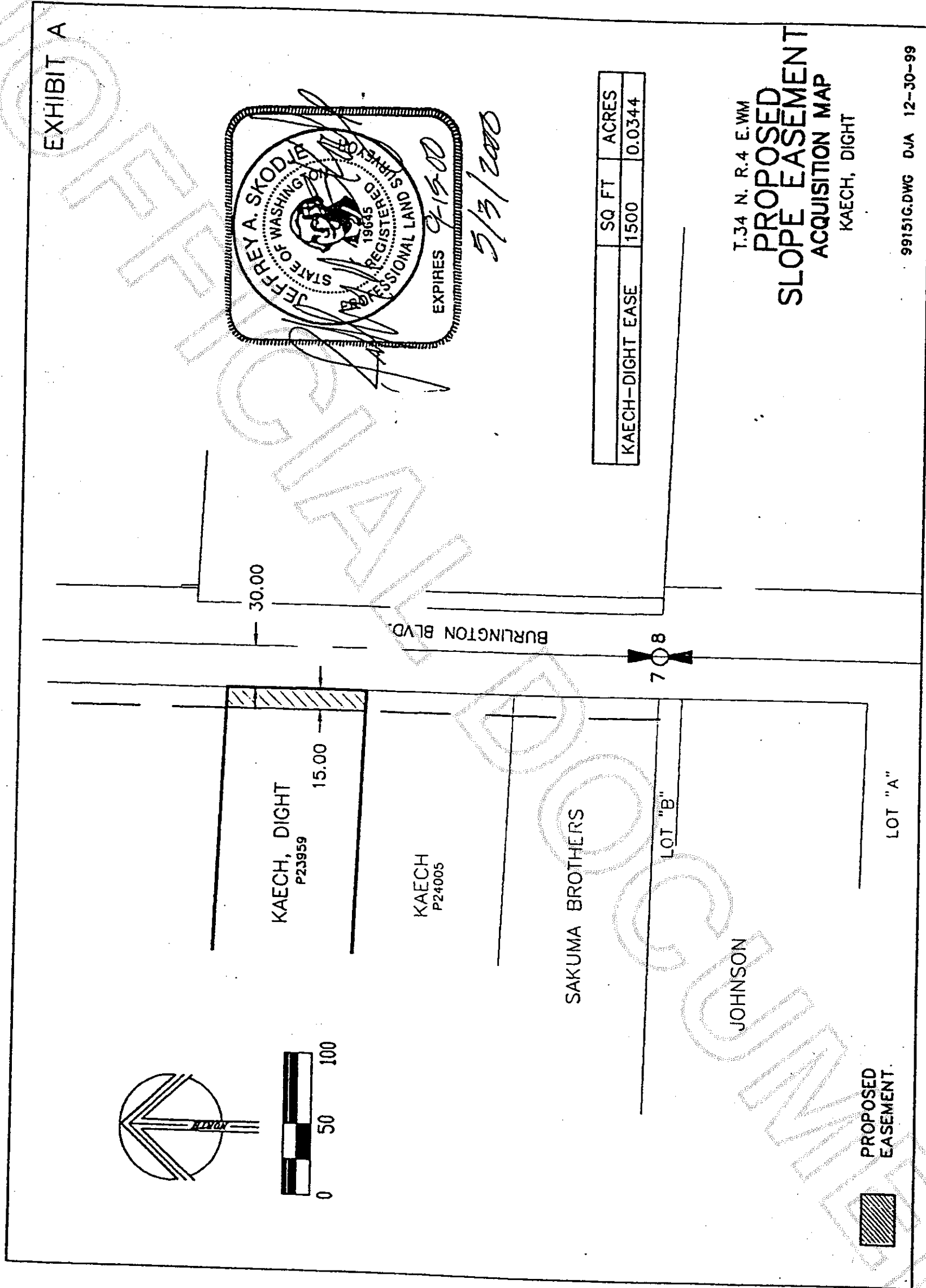


5/3/2000

	SQ FT	ACRES
KAECH-DIGHT EASE	1500	0.0344

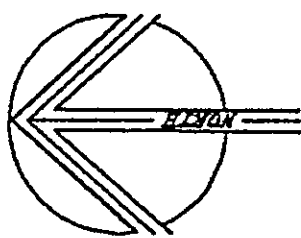
T.34 N. R.4 E.WM  
**PROPOSED  
SLOPE EASEMENT  
ACQUISITION MAP**  
KAECH, DIGHT

99151G.DWG DJA 12-30-99



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EXHIBIT A



KAECH  
P24005

15.00

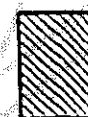
SAKUMA BROTHERS

JOHNSON

LOT "B"

LOT "A"

PROPOSED  
EASEMENT



BURLINGTON BLVD.

30.00

708



EXPIRES 9-15-00

5/3/2000

	SQ FT	ACRES
KAECH EASE	1587	0.0364

T.34 N. R.4 E.WM

# PROPOSED SLOPE EASEMENT ACQUISITION MAP

KAECH

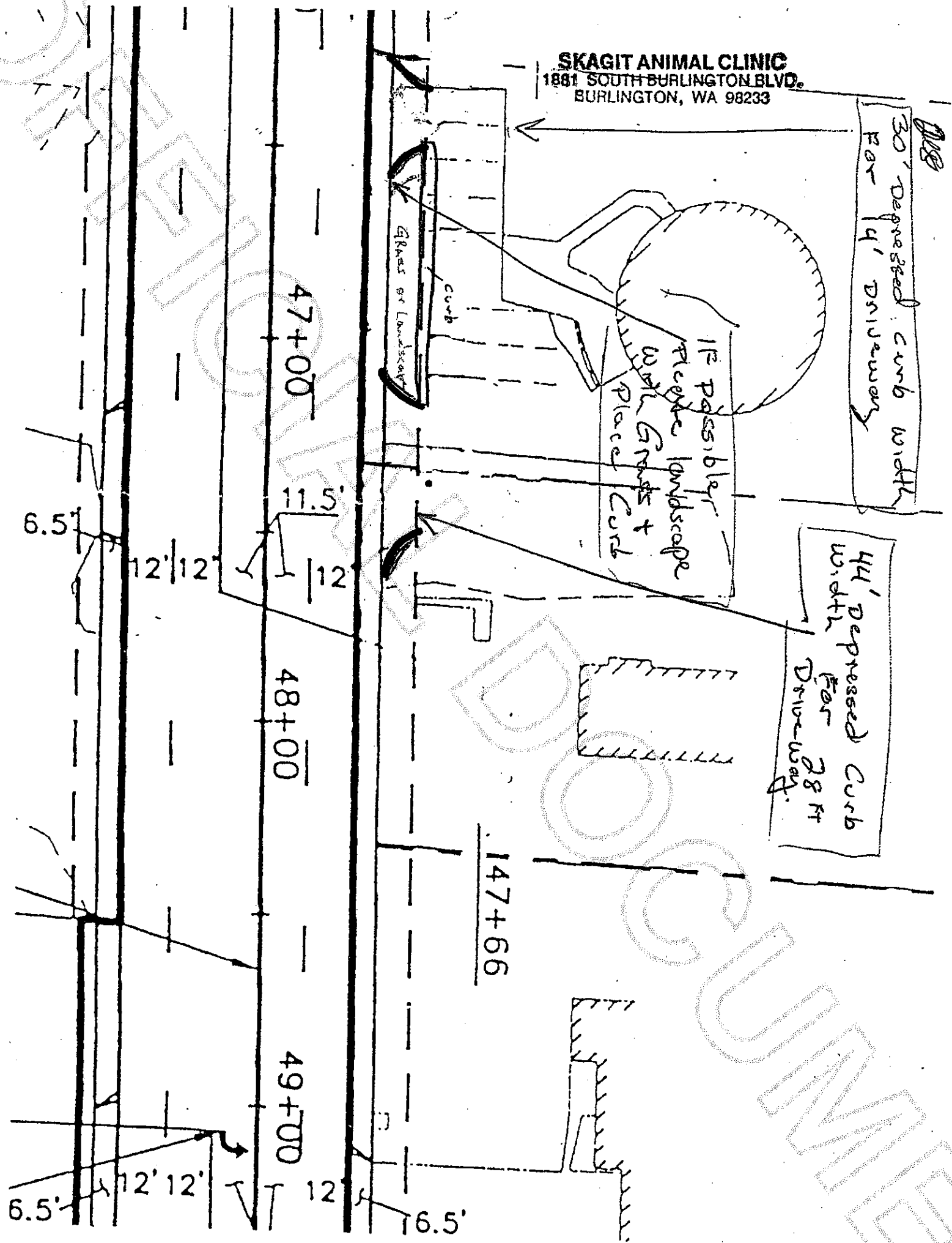
99151G.DWG DJA 12-30-99



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EXHIBIT B



200007140025

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