

RETURN TO:
Public Utility District No. 1 of Skagit County
1415 Freeway Drive
P.O. Box 1436
Mount Vernon, WA 98273-1436



200007180024
Kathy Hill, Skagit County Auditor
7/18/2000 Page 1 of 2 9:42:23AM

WATER PIPELINE EASEMENT

THIS AGREEMENT is made this 17th day of July, 2000, between **A & M PROPERTIES L.P., RICHARD SAKUMA, PRINCIPLE**, hereinafter referred to as "Grantor", and **PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON**, a Municipal Corporation, hereinafter referred to as "District".
Witnesseth:

WHEREAS, Grantors are the owners of certain lands and premises situated in the County of Skagit, and

WHEREAS, the District wishes to acquire certain rights and privileges along, within, across, under, and upon the said lands and premises.

NOW, THEREFORE, Grantors, for and in consideration of mutual benefits and other valuable consideration, receipt of which is hereby acknowledged, conveys and grants to the District, its successors or assigns, the perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the following described lands and premises in the County of Skagit, State of Washington, to wit:

P34883 & P34881

The West 20.00 feet and the North 20.00 feet of the North half of the Northwest Quarter of the Northeast Quarter of Section 28, Township 35 North, Range 3 East, W.M. AND ALSO the North 20.00 feet of the West 20.00 feet of the North half of the Northeast Quarter of the Northeast Quarter of Section 28, Township 35 North, Range 3 East, W.M.

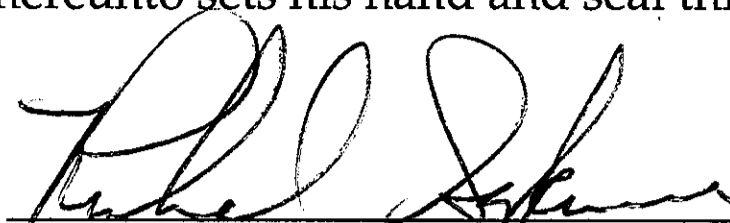
together with the right of ingress to and egress from said lands across adjacent lands of the Grantor.

Grantors, their heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantors shall conduct their activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

The Grantors also agree to and with the District that the Grantors lawfully own the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances except as indicated in the above legal description, and that Grantors will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Any mortgage on said land held by a mortgagee is hereby subordinated to the rights herein granted to the District; but in all other respects the mortgage shall remain unimpaired.

In Witness Whereof, the Grantor hereunto sets his hand and seal this _____ day of July 17, 2000.

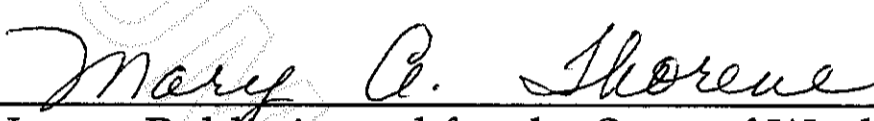


Richard Sakuma, Principle
A & M Properties, L.C.

STATE OF WASHINGTON
COUNTY OF SKAGIT

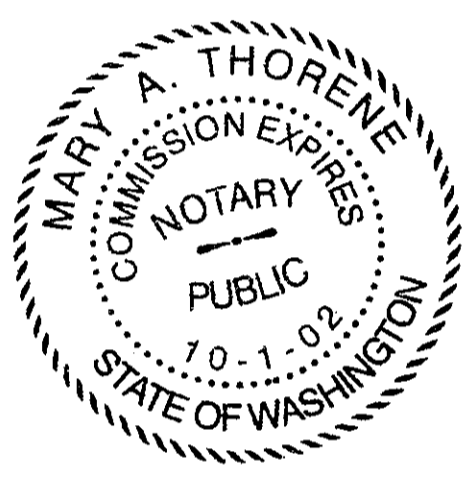
I certify that I know or have satisfactory evidence that **Richard Sakuma** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as **Principle of A & M Properties L.P.** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: 7/17/00



Notary Public in and for the State of Washington

My appointment expires: 10-1-02



SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 18 2000

Amount Paid \$ 0
By [Signature] Skagit Co. Treasurer
Deputy

