



200105070037

, Skagit County Auditor

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Return to:
City of Mount Vernon
P. O. Box 809
Mount Vernon, WA 98273

<i>Document Title:</i>	<i>Slope Easement</i>
<i>Grantor(s):</i>	<i>John N. Hocking</i>
<i>Grantee:</i>	<i>The City of Mount Vernon</i>
<i>Legal Description:</i>	<i>Section 17, Township 34, Range 4; Ptn. NE-SE</i>
<i>Additional Legal Description is on:</i>	<i>Attached Exhibit "A"</i>
<i>Assessor's Tax Parcel Numbers:</i>	<i>340417-4-007-0002 (R26016)</i>

SLOPE EASEMENT

In The Matter of LaVenture Road Improvement Project

KNOW ALL MEN BY THESE PRESENTS, that this **SLOPE AND ROAD IMPROVEMENT EASEMENT** is made this 2nd day of April, 2001, by and between JOHN N. HOCKING as his separate estate, ("**Grantor**") and the **CITY OF MOUNT VERNON**, a municipal corporation of the State of Washington ("**Grantee**") The Grantor for \$10.00 and mutual benefits, hereby **grants** unto the **CITY OF MOUNT VERNON**, a perpetual easement over, along and across the full width and length of the following described premises described as follows:

Legal Description: See Attached EXHIBIT A

with right, privilege and authority, to said City, to construct, or cause to construct, maintain, replace, reconstruct, and remove all cut and fill slopes, with all appurtenances incident thereto or necessary therewith, in and across the said premises, for the purpose of constructing or cause to construct, and removal of all utilities, including, but not limited to street and sidewalk facilities, sanitary sewage facilities, storm drainage

facilities, power transmission facilities, telephone communication facilities, cable television facilities, and any other utilities without limitation, with all appurtenances incident thereto and necessary therewith, in the City right-of-way adjacent to the said premises, and to cut and remove from the said premises any trees and other obstructions that may endanger the safety of or interfere with the use of such facilities or appurtenances in the City right-of-way; and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary of useful or convenient for the enjoyment of the easement hereby granted; and the right of conveyance of said easement and privileges.

THERE IS RESERVED TO THE GRANTORS, her heirs and assigns, the right and privilege to use the above-described land of the grantor, at any time, in any manner and for any purpose 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 GRANTORS SHALL refrain from constructing or placing any buildings or improvements, including paving material or fencing, upon the above-described premises. The City shall under no circumstances be

THE GRANTOR SHALL refrain from constructing or placing any buildings or 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.

Dated this 2nd day of April, 2001.

John N. Hocking
John N. Hocking



STATE OF WASHINGTON)

)ss.

COUNTY OF SKAGIT)

On this 2nd day of April, 2001, before me a Notary Public in and for the County and State personally appeared John N. Hocking known to be the same person whose name are subscribed to the within Slope Easement and acknowledged that he voluntarily executed the same for the purpose and uses therein contained.

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

40786
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 07 2001

Amount Paid \$ 0
Skagit County Treasurer
By: MJM Deputy

Approved as to form:

Scott G. Thomas
Scott G. Thomas, City Attorney

Kathy J. Andersen
Notary Public in and for the State of Washington
residing at Whatcom County
My commission expires 3-8-03



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Skagit County Auditor

EXHIBIT A

Slope Easement

The westerly 3 feet of the easterly 33 feet as measured along the east line of Southeast quarter of Section 17, Township 34 North, Range 4 East, W.M., of the following described parcel;

The South 5 acres of that portion of the East 20 acres of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., lying West of the County Road along the East Section line, North of the right-of-way of Puget Sound & Cascade Railway Company and East of a line parallel with and 667.8 feet West of the east line of said subdivision, EXCEPT the North 100 feet of the East 300 feet thereof; AND EXCEPT that portion conveyed to Guinevere M. Roberts by Agreement recorded April 12, 1995 under Auditor's File No. 9504120050.



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