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Skagit County Auditor
6/7/2001 Page 1 of 3 1:11:26PM

Document Title: **Slope Easement**
Grantor(s): **R. Dean Cunningham and Janice A. Cunningham**
Grantee: **The City of Mount Vernon**
Legal Description: **Section 17, Township 34, Range 4; Ptn. NE-SE**
Additional Legal Description is on: **Attached Exhibit "A"**
Assessor's Tax Parcel Numbers: **340417-4-006-0003 (R26015)**

SLOPE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that this **SLOPE AND ROAD IMPROVEMENT EASEMENT** is made this 10th day of May, 2001, by and between R. DEAN CUNNINGHAM and JANICE A. CUNNINGHAM, husband and wife, ("Grantors") 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.

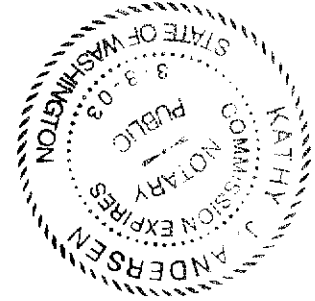
THERE IS RESERVED TO THE GRANTORS, their, heirs and assigns, the right and privilege to use the above-described land of the grantor, at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment by the grantee, its successors and assigns, of the rights and privileges 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 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 10th day of May, 2001.

Janice Cunningham

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)



On this 10th day of May, 2001, before me a Notary Public in and for the County and State personally appeared Janice Cunningham 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.

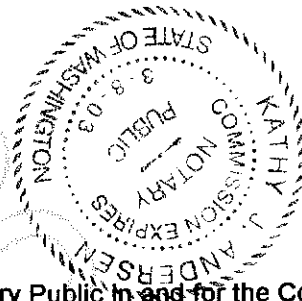
^{she}
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

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

Dated this 10th day of May, 2001.

R. Dean Cunningham

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)



On this 10th day of May, 2001, before me a Notary Public in and for the County and State personally appeared R. Dean Cunningham known to be the same person whose name are subscribed to the within Slope Easement and acknowledged that ~~she~~ voluntarily executed the same for the purpose and uses therein contained.

^{he}
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

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

Approved as to form:

Scott G. Thomas
Scott G. Thomas, City Attorney



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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;

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., more particularly described as follows:
Beginning at a point on the East line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 551.35 feet, South 0°12'02" East of the Northeast corner thereof; thence North 89°43'28" West, a distance of 346.40 feet; thence South 0°12'12" East to the North line of the South 710 feet of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South 89°43'28" East to the East line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North 0°12'12" West to the point of beginning;
EXCEPT the East 25 feet thereof for LaVenture Road.

A 41274
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 7 2001

Amount Paid \$0
Skagit County Treasurer
By: *[Signature]* Deputy



200106070081
, Skagit County Auditor