

AFTER RECORDING RETURN TO:

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



200108240008

Skagit County Auditor

8/24/2001 Page 1 of 5 8:54:26AM

Grantor.	Dow, Ronald
Grantee.	City of Mount Vernon
Abbrev. Leg.	Ptn NW1/4 of the NW1/4 of Sec. 21, T34N, R4E, WM
Tax Acct. No.	340421-2-024-0017/ P27145

GRANT OF EASEMENT

The Grantor, Ronald K. Dow, a single man, is the owner of property fully described on EXHIBIT A, which is attached hereto and by this reference incorporated herein.

The Grantor intends to grant an easement to the City of Mount Vernon for purposes of a public sidewalk within the portion of the grantor's property described on EXHIBIT B, which is attached hereto and by this reference incorporated herein.

THEREFORE, the Grantor, Ronald K. Dow, a single man, for and in consideration of the betterment of the City of Mount Vernon, and for no monetary consideration, hereby grants, conveys and quitclaims to the Grantee, the City of Mount Vernon, a municipal corporation of the State of Washington, an easement in, over and through the premises described on EXHIBIT B, attached hereto, for purposes of a public sidewalk, together with the right to construct, maintain, and replace said sidewalk, and together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted. A sketch of the easement area is attached hereto as EXHIBIT C.

The covenants herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof.

Dated 8-1, 2001.

Ronald K. Dow
Ronald K. Dow

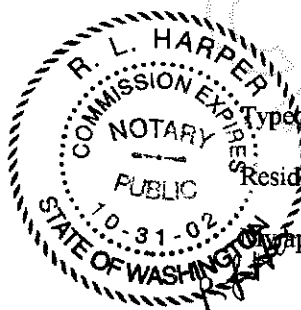
Approved as to form:

[Signature]
City Attorney

STATE OF WASHINGTON)
)
COUNTY OF Skagit) ss

I certify that I know or have satisfactory evidence that RONALD K. DOW is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 8-1- 2001.



Typed/printed notary name
Residing at
My appointment expires

R. L. Harper
R. L. Harper
Lynn, WA.
October 31, 2002

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 24 2001

Amount Paid \$
Skagit Co. Treasurer
By LP Deputy

Dow/CityMountVernonEasement



200108240008
Skagit County Auditor
8/24/2001 Page 2 of 5 8:54:26AM

EXHIBIT A

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M.; THENCE NORTH 0°32'44" EAST ALONG THE WEST LINE OF SAID SUBDIVISION FOR 85.00 FEET; THENCE SOUTH 88°27'56" EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER FOR 123.20 FEET; THENCE SOUTH 0°32'44" WEST FOR 85.00 FEET TO SAID SOUTH LINE; THENCE NORTH 88°27'56" WEST ALONG SAID SOUTH LINE FOR 123.20 FEET TO THE POINT OF BEGINNING. EXCEPT THE WEST 30.00 FEET FOR COUNTY ROAD.

Dow/CityMountVernonEasement



200108240008

, Skagit County Auditor

8/24/2001 Page

3 of 5

8:54:26AM

EXHIBIT B
Easement Area

LEGAL DESCRIPTION FOR PROPOSED SIDEWALK EASEMENT

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M.; THENCE SOUTH 88°27'56" EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER FOR 30.00 FEET TO THE EASTERLY ROAD MARGIN OF LAVENTURE ROAD, BEING THE TRUE POINT OF BEGINING; THENCE CONTINUE SOUTH 88°27'56" EAST FOR 20.00 FEET; THENCE NORTH 43°57'36" WEST FOR 28.53 FEET TO SAID EASTERLY ROAD MARGIN; THENCE SOUTH 00°32'44" WEST ALONG SAID EASTERLY ROAD MARGIN FOR 20.00 FEET TO THE POINT OF BEGINNING.

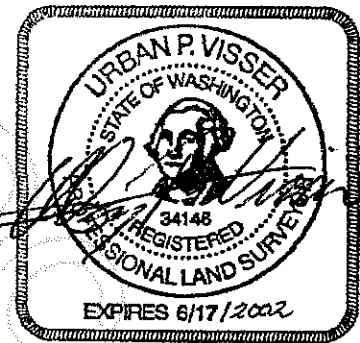
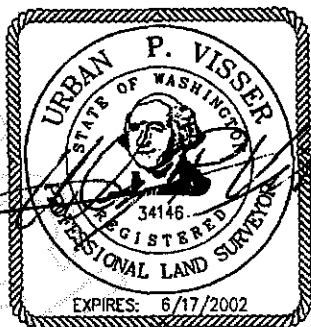


EXHIBIT C

ALLISON AVENUE

ROAD

LAVENTURE



SW CORNER OF THE N 1/2,
SW 1/4, NWT/4, NWT/4

S00°32'44"W

110.00

417.95

30.00

20.00

20.00

85.00
65.00

0' UTILITY EASEMENT

1

2

3

4

25'

25'

JASMINE PLACE

N88°27'56"W

198.00

93.20

73.20

74.80

SIDEWALK EASEMENT

S00°32'44"W

85.00

16

15

S00°32'44"W

85.00

148.14

N88°27'56"W

93.20

74.80

7' UTILITY EASEMENT

S00°32'44"W

113.00

27

28

