



200109140136  
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>Randall Parks and Gunnar Pedersen</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>340417-4-005-0004 (R26014)</i>

**SLOPE EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that this **SLOPE AND ROAD IMPROVEMENT EASEMENT** is made this 9<sup>th</sup> day of August, 2001, by and between RANDALL PARKS, a single man, as his separate estate, and GUNNAR PEDERSEN, subject to the presumptive community interest of his 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 which is annexed hereto and by this reference incorporated herein.**

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 9th day of August, 2001.

Randy Parks

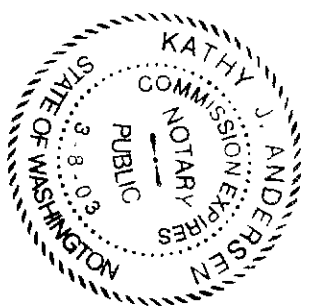
STATE OF WASHINGTON )

)ss.

COUNTY OF SKAGIT )

On this 9th day of August, 2001 before me a Notary Public in and for the County and State personally appeared Randy Parks 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.



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

#42904  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID  
SEP 14 2001  
Amount Paid \$  
Skagit County Treasurer  
By: [Signature] Deputy



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Dated this 14<sup>th</sup> day of August, 2001.

Gunnar Pedersen by

Mary Jo Reitsma,  
attorney-in-fact

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF Skagit )

On this 9<sup>th</sup> day of August, 2001, before me a Notary Public in and for the County and State personally appeared Mary Jo Reitsma known to be the same person whose name are subscribed to the within Slope Easement and acknowledged that he/she voluntarily executed the same for the purpose and uses therein contained.

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



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

Approved as to form.

[Signature]  
Scott G. Thomas, City Attorney



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## 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 63.45 feet of the North 551.35 feet of the East 346.4 feet of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East W.M., EXCEPT the County road along the East side thereof, more particularly described as follows:

Beginning at a point on the East line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, which point bears South  $0^{\circ}12'12''$  East, a distance of 487.90 feet from the Northeast corner of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence North  $89^{\circ}37'00''$  West along a line which is parallel to and 487.90 feet South of the North line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , a distance of 346.40 feet thence South  $0^{\circ}12'02''$  East a distance of 63.45 feet; thence South  $89^{\circ}37'00''$  East a distance of 346.40 feet to a point on the East line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence North  $0^{\circ}12'02''$  West, a distance of 63.45 feet to the true point of beginning; EXCEPT the East 25.00 feet thereof as that count road known as Laventure Road.



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