



200112070074

Skagit County Auditor

12/7/2001 Page 1 of 3 1:06PM

After Recording Return To:

Stiles & Stiles, Inc., P.S.
P.O. Box 228
Sedro-Woolley, WA 98284

Abbreviated Legal: Ptn. of Lot 3 of SP #SW-07-79, Auditor's File No. 8009040011, "Sedro Acreage".
Tax Parcel #: Ptn. of 4170-000-011-0706 (P105129)

EASEMENT

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, WILLIAM A. STILES, JR. and BETTY M. STILES, husband and wife, Grantors, do give and grant to SEDRO-WOOLLEY SCHOOL DISTRICT NO. 101, Grantee, a non-exclusive easement for the purposes of operating, maintenance and repair of an existing private sanitary sewer line and for the conveyance of storm water under, over, across and through the following described property, TO-WIT:

That portion of Tract 3, SEDRO-WOOLLEY SHORT PLAT NO. SW-07-79, approved September 4, 1980, and recorded September 4, 1980, in Volume 4 of Short Plats, page 169, under Auditor's File No. 8009040011, records of Skagit County, Washington, being a portion of Lots 8, 9, 10 and 11, of "Sedro Acreage", according to the plat thereof recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Lot 1 of said Short Plat; thence Easterly along the Easterly extension of the Southerly line of said Lot 1 to an intersection with the Westerly boundary of a tract of land conveyed by deed recorded November 4, 1993, as Auditor's File No. 9311040119; thence Southerly along the Westerly line of said tract, a distance of 20 feet to the true point of beginning; thence Northerly along the Westerly line of said tract, a distance of 20 feet; thence Westerly along the Easterly extension of the South line of said Lot 1, a distance of 55 feet; thence South 5 feet; thence Southeasterly in a straight line to a point which is 40 feet Westerly of the Westerly line of said tract referred to above; thence Easterly 40 feet to the true point of beginning.

EXCEPT that portion conveyed by deed recorded November 4, 1993, under Auditor's File No. 9311040119, records of Skagit county, Washington, described as follows:

That portion of Tract 3 of Sedro-Woolley Short Plat No. SW-07-79 as approved September 4, 1980, and recorded September 4, 1980, in Volume 4 of Short Plats, page 169, under auditor's File No. 8009040011, records of Skagit County, Washington; being a portion of Lots 8, 9, 10 and 11, Sedro Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 35, records of Skagit county, Washington; lying south of a line that is parallel with and 245 feet South of the North line of Lot 8 of said Sedro Acreage, and East of a line that is 165 feet West of the East line of the West half of Lots 8, 9 and 10 of said Sedro Acreage;

Situate in the County of Skagit, State of Washington.

(See Attached Exhibit #1)

Said easement shall include the right of ingress and egress to, upon, and over said land at any times, to construct, operate, maintain, repair, and replace said sanitary sewer line and storm water conveyance, provided that the Grantee shall have the right to temporarily utilize such additional width as may be necessary for the placing of excavated materials thereon, and for other construction, maintenance, and repair operations.

The Grantee agrees that in any construction, maintenance, operation, repair, and/or replacement of said sewer line and/or storm water conveyance on the above described property, that they will, at their own expense, restore the surface of any land disturbed by any such activities to the same conditions which existed prior thereto.

The Grantee further agrees that their use of the above-described land shall not interfere with Grantor's ability to utilize said land for parking or other such uses as Grantor may deem appropriate provided such uses shall not prevent Grantee from the operation, maintenance, repair or replacement of said sewer line and/or storm water conveyance.

This easement shall remain in full force and effect for such period of time as the property of the Grantee requires its use. In the event that alternatives for the herein described utilities are available and connected to by the property of the Grantee or in the event that the utilities described herein are no longer in use or are abandoned for a period of three (3) consecutive months, this easement shall expire and shall be voided upon the execution and recording of the appropriate instrument.

Dated at Sedro-Woolley, Washington, this 5 day of Dec, 2001.

William A. Stiles Jr.

Betty M. Stiles

State of Washington)
County of Skagit) ss.

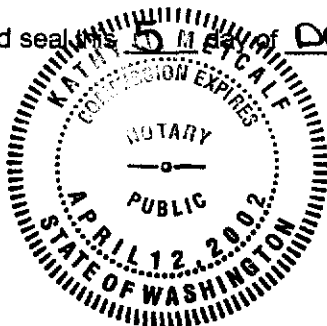
Easement
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 07 2001

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

On this day personally appeared before me, William A. Stiles, Jr. and Betty M. Stiles, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and seal this 5 day of December, 2001.



Kathy M. Metcalf
Notary Public in and for the State of
Washington, residing at Sedro-Woolley
My commission expires: 4-12-2002

City of Sedro-Woolley:

- NOT REQUIRED -

City Engineer
City of Sedro-Woolley

Approved as to Form:

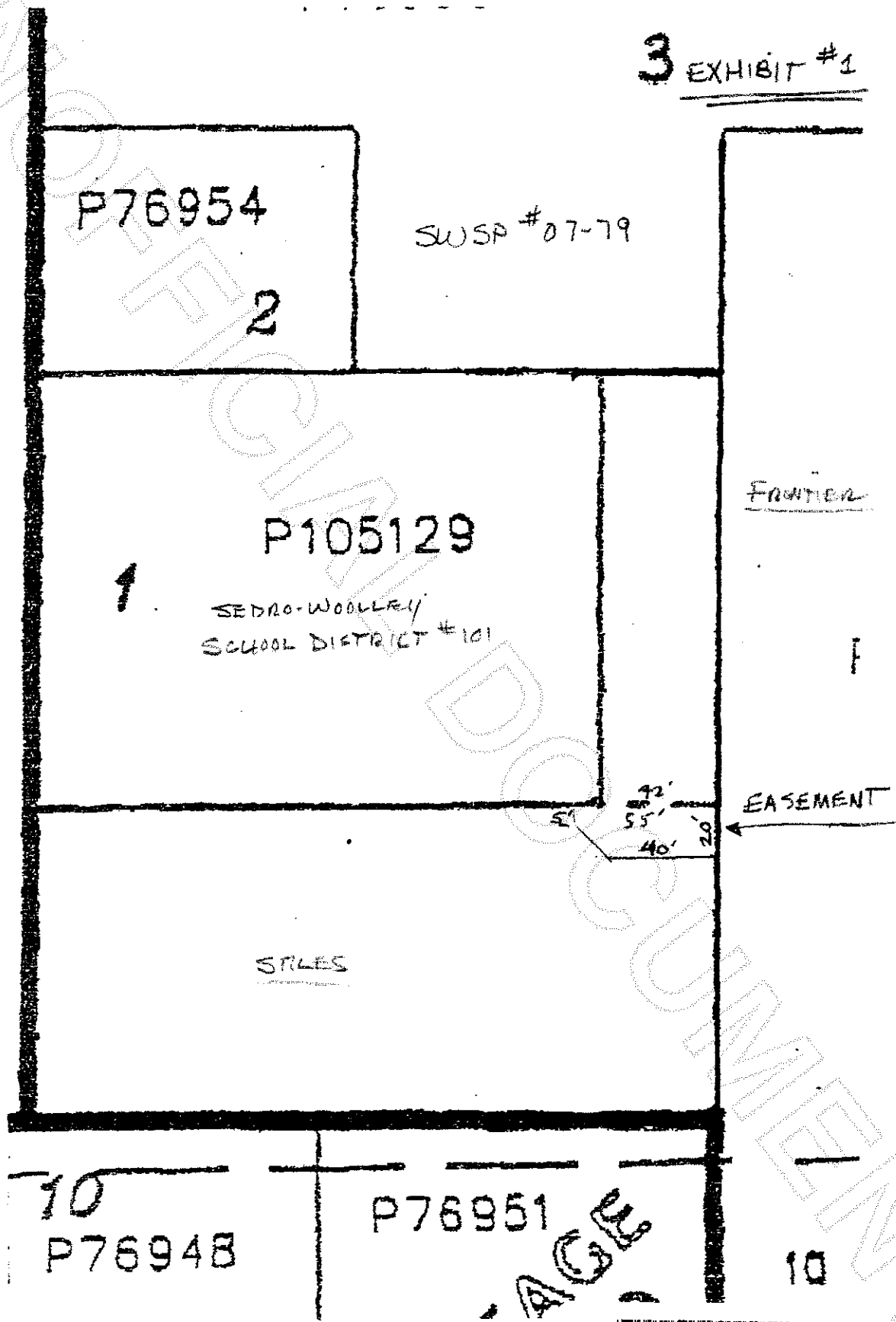
- NOT REQUIRED -

City Attorney
City of Sedro-Woolley



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3 EXHIBIT #1



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