



200208010104

Skagit County Auditor

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UTILITY EASEMENTS

LAND TITLE COMPANY OF SKAGIT COUNTY

P101710E

GRANTORS: RUSSELL JOHNSON and TAMMY JOHNSON, husband and wife

GRANTEES: EUGENE B. KAHN

TERRANCE MEYER and ERIN MEYER, husband and wife, as  
tenants in common with

HARLYN MEYER and JAMES MEYER, husband and wife

ABBREVIATED LEGAL: GOVERNMENT LOT 2 SECTION 20 AND PTN NW  $\frac{1}{4}$  OF  
SE  $\frac{1}{4}$ , 20-35-10 E W.M.

Russell Johnson and Tammy Johnson, husband and wife, Grantors,  
to all those who now own or may hereafter acquire benefited  
premises within Government Lot 2, the Southeast  $\frac{1}{4}$  of the  
Southwest  $\frac{1}{4}$  of said Section 20, and the North  $\frac{1}{2}$  of the  
Southeast  $\frac{1}{4}$  of said Section 20, Township 35 North, Range 10  
East, W.M. Skagit County, Washington.

WITNESS whereas the Grantors are owners of Government Lot 2,  
in Sections 20 and 29, Township 35 North, Range 10 East, W.M.  
Skagit County, Washington, hereinafter referred to as Parcel  
1, and whereas Grantees are the owners of the North  $\frac{1}{2}$  of the  
Southeast  $\frac{1}{4}$  of Section 20, Township 35 North, Range East,  
W.M. Skagit County Washington and the Southeast  $\frac{1}{4}$  of the  
Southwest  $\frac{1}{4}$  of said Section 20, herein after referred to as  
Parcel 2 collectively, P45618, P45379, P45378, P45382, P45390,  
P45639.

WHEREAS common utilities use a Seattle Municipal Railway Railroad grade, known as Assessor's Parcel number P45382 and result in mutual benefit; and whereas Grantors have agreed to grant to Grantees a nonexclusive utilities easement thirty (30) feet in width, including the right to go upon the easement premises to construct, repair, maintain, reconstruct, bury, erect, or remove utilities for the benefit of the Grantees. Now therefore, it is hereby agreed:

1. Grantors do grant and convey to Grantees a nonexclusive easement for utility purposes over, under, along, and across the North thirty (30) feet of the Seattle Municipal Railway Right of Way, described in Skagit County Auditor's File number 199905190090, commonly known as P45382 in Government Lot 2, Section 20, Township 35 North, Range 10 East, W.M. TOGETHER WITH the West thirty (30) feet of Government Lot 2, Section 20 lying North of the Seattle Municipal Railway Right of Way.

2. Grantees shall be individually responsible for the cost of installation, maintenance, and repair, together with such utility companies as may make use of the granted easement and Grantors, their successors and assigns shall be chargeable with such costs and expenses only to the extent of benefits received.

3. The purpose of this easement is to allow the Grantees, their heirs, successors, and assigns rights to place and operate utilities, including without limitation cables, electric power lines, gas or water pipes, ~~and telephone poles~~ for Grantees benefit. This easement will not be for public use or access by vehicles except as may be required to carry out the utility purpose declared in this easement.

4. This easement is granted for the benefit of Parcel 2 and shall run with the land as a perpetual easement.

5. Grantor ~~or Grantee~~ may construct such fence or gate as will restrict access to the easement premises, provided that access for utility purposes shall be maintained in keeping with the utility providers rules governing easement access for utility purposes.



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Skagit County Auditor

IN WITNESS whereof the parties have hereunto set their hands and seals this 24<sup>th</sup> day of July, 2002.

Russell Johnson

Tammy Johnson

Eugene B. Kahn

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

AUG 01 2002

Amount Paid \$  
Skagit County Treasurer  
By: a

Terrance Meyer

Erin Meyer

Harlyn Meyer

James Meyer

State of Washington, County of Skagit

Signed or attested before me on July 24, 2002 by \_\_\_\_\_.

Carol Starck

(Signature of notary public)

Notary Public

Title

My appointment expires 6/2004



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Skagit County Auditor

IN WITNESS whereof the parties have hereunto set their hands and seals this 29<sup>th</sup> day of July, 2002.

Russell Johnson  
Russell Johnson

Tammy Johnson  
Tammy Johnson

Eugene B. Kahn  
Eugene B. Kahn

STATE OF WASHINGTON  
County of Skagit

SS:

I certify that I know or have satisfactory evidence that Eugene B. Kahn, Russell Johnson,  
and Tammy Johnson is the person who appeared before me, and said  
person acknowledged that he signed this instrument and acknowledged it to be he free and  
voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 29th, 2002



Carrie Huffer

Notary Public in and for the State of WASHINGTON

Residing at Burlington

My appointment expires: 12/31/2003



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