



200301150028
Skagit County Auditor

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RETURN TO:
Public Utility District No. 1 of Skagit County
1415 Freeway Drive
P.O. Box 1436
Mount Vernon, WA 98273-1436

PUD UTILITY EASEMENT

THIS AGREEMENT is made this 10th day of JANUARY, 2003, between **WILLIAM A. STILES, JR. AND BETTY M. STILES**, hereinafter referred to as "Grantor", and **PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON**, a Municipal Corporation, hereinafter referred to as "District". Witnesseth:

WHEREAS, Grantors are the owners of certain lands and premises situated in the County of Skagit, and

WHEREAS, the District wishes to acquire certain rights and privileges along, within, across, under, and upon the said lands and premises.

NOW, THEREFORE, Grantors, for and in consideration of mutual benefits and other valuable consideration, receipt of which is hereby acknowledged, conveys and grants to the District, its successors or assigns, the perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water and electronic information on facilities over, across, along, in and under the following described lands and premises in the County of Skagit, State of Washington, to wit:

P105129 (Parcel A) & P76947 (Parcel B)

An easement area 20 feet in width, having 15 feet of such width on the street side of the water lines as constructed and 5 feet on the building side of the water lines as constructed on the following described properties:

Parcel 'A'

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;

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;

ALSO EXCEPT that portion conveyed by deed recorded March 23, 2001, under Auditor's File No. 200103230144, records of Skagit County, Washington, described as follows:

A strip of land ten (10) feet wide, lying adjacent to, and contiguous with the North line of Lot 2, Short Plat No. SW-07-79 filed in Volume 4 of Short Plats at page 169 as Auditor's File Number 8009040011, and lying West of the Northerly projection of the East line of said Lot 2; situated in the City of Sedro-Woolley, County of Skagit, State of Washington.

ALSO EXCEPT that portion of said Tract 3 lying Southerly of the Northerly line of Tract 1 of said Sedro-Woolley Short Plat No. SW-07-79, extended Easterly to the Westerly line of the above first excepted parcel.

Parcel 'B'

The North 100 feet of the West 112 of Lot 8, "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington,

EXCEPT the West 10 feet conveyed to the City of Sedro-Woolley by deed recorded January 6, 1999, under Auditor's File No. 9901060067.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantors, their heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantors shall conduct their activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

The Grantors also agree to and with the District that the Grantors lawfully own the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances except as indicated in the above legal description, and that Grantors will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Any mortgage on said land held by a mortgagee is hereby subordinated to the rights herein granted to the District; but in all other respects the mortgage shall remain unimpaired.

In Witness Whereof, the Grantor hereunto sets his hand and seal this 10 day of JANUARY 2003.

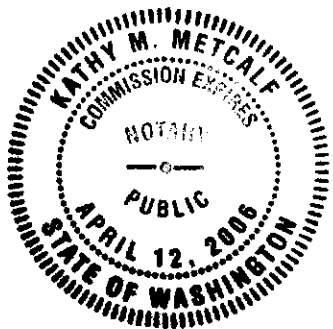
William A. Stiles, Jr.
William A. Stiles, Jr.

Betty M. Stiles
Betty M. Stiles

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **William A. Stiles, Jr.** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Date: January 10, 2003



Kathy M. Metcalf
Notary Public in and for the State of Washington
My appointment expires: 4-12-2006

Easement
SKAGIT COUNTY, WASHINGTON
Real Estate Excise Tax
2003

JAN 15 2003

Amount Paid \$8
Skagit County Treasurer
By: MAM Debora

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **Betty M. Stiles** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Date: January 10, 2003



Kathy M. Metcalf
Notary Public in and for the State of Washington
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