



200303200012
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 17th day of MARCH, 2003, between **GRANDVIEW NORTH, LLC**, 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:

P76942, P106198, P119465

Commencing at the Northwest property corner identified on the subject property's boundary line adjustment survey as recorded under Auditor's File Number 200209050045, herein referred to as the true point of beginning; thence S 0°23'52" E along the west property line, a distance of 327.06' to the southwest property corner of the subject property per the referenced survey, thence N 89°19'30" E along the south property line, a distance of 25.00' to a point that is 25.00' east as measured at a right angle from the west property line; thence N 0°23'52" W a distance of 327.06' to the north property line; thence, S 89°19'30" W along the north property line, a distance of 25.00' to the true point of beginning.

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.

RECEIVED

MAR 19 2003

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 17th day of March, 2003.

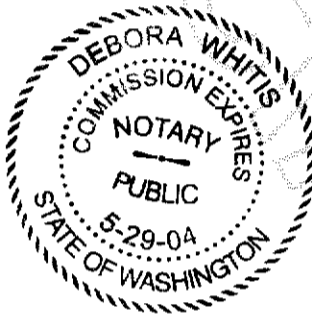
Scott Wammack, Manager
GRANDVIEW NORTH, LLC

STATE OF WASHINGTON
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that **Scott Wammack** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as **Manager** of **GRANDVIEW NORTH, LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: March 17, 2003

Debra White
Notary Public in and for the State of Washington
My appointment expires: 5-29-04



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 20 2003

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

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MAR 19 2003

P.U.D. No. 1 Eng Dept



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