



200304170138
Skagit County Auditor

4/17/2003 Page 1 of 3 1:00PM

After Recording Please Return To:

Attn:
Skagit County Sewer District No. 2
17079 State Route 9
Mount Vernon, Washington 98274-9366
(360) 422-8373

Document Title(s): Easement

Reference Number(s) of Documents Assigned or Released: _____

Additional on page _____ of document.

Grantor(s): (Print Last name, First name, and Initials)

1. Kreider, Gregory A.
2. Kreider, Dawnell C.
3. _____

Additional on page _____ of document.

Grantee(s): Skagit County Sewer District No. 2

Legal Description (abbreviated: i.e. lot, block, plat of section, township, range): A portion of Long CaRD No. PL-01-0523, Section 36, Township 34 North, Range 4 East

Additional legal description is on page two of document.

Assessor's Property Tax Parcel / Account Number: P29946

Additional Parcel Numbers for additional legals are on page ___ of document.

Esement
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

APR 17 2003

Amount Paid \$ 0
Skagit County Treasurer
By: *maia* Deputy

EASEMENT

THIS AGREEMENT made this 9 day of APRIL, 2003, by and between SKAGIT COUNTY SEWER DISTRICT NO. 2, a municipal corporation of Skagit County, Washington, hereinafter termed "Grantee" and Gregory A. Kreider and Dawnell C. Kreider, hereinafter termed "Grantors".

WITNESSETH:

That the said Grantors for valuable consideration does by these presents grant unto the Grantee a perpetual right-of-way or easement for sewer mains with the necessary appurtenances through, over and across the following described property situated in Skagit County, Washington, more particularly described as follows:

An easement for sanitary sewer purpose and maintenance thereof over, under and across a portion of that certain parcel described as follows:

That portion of the Northwest ¼ of the Northeast ¼ of Section 36, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the East line of the County road, 25 feet North of its intersection with the South line of said Northwest ¼ of the Northeast ¼; thence East 162 feet; thence South 25 feet to the South line of said Northwest ¼ of the Northeast ¼; thence East along said South line, 95 feet; thence North 575 feet; thence West 575 feet, more or less, to the Easterly line of said County road; thence Southeasterly along said Easterly line to the POINT OF BEGINNING.

Said sanitary sewer easement being more particularly described as follows:

BEGINNING at the Northwest corner of the above-described parcel; thence South 24°00'41" East along the westerly line of said parcel, being the easterly right-of-way margin of State Route No. 9, called County Road in previous descriptions, for a distance of 606.36 feet, more or less, to the Southwest corner of said parcel; thence South 89°06'52" East along the south line of said parcel, parallel with the South line of said Northwest ¼ of the Northeast ¼ of Section 36 for a distance of 22.05 feet, more or less, to a point 20.00 feet northeasterly of said westerly line of the parcel (as measured perpendicular to said westerly line); thence North 24°00'41" West parallel with said westerly line for a distance of 362.55 feet to a point on a non-tangent curve; thence along the arc of said curve to the right, concave to the South having an initial tangent bearing of North 63°37'23" East, a radius of 400.00 feet, through a central angle of 29°47'32", an arc distance of 207.99 feet; thence South 7°03'14" West for a distance of 34.17 feet; thence South 82°56'46" East for a distance of 50.00 feet; thence North 7°03'14" East 34.22 feet to a point on a non-tangent curve; thence along the arc of said curve to the right, concave to the South, having an initial tangent bearing of North 79°25'01" East, a radius of 400.00 feet, through a central angle of 5°50'21", an arc distance of 40.77 feet; thence North 16°25'20" East for a distance of 50.00 feet to a point on a non-tangent curve; thence along the arc of said curve to the left, concave to the South, having an initial tangent bearing of North 73°34'40" West, a radius of 450.00 feet, through a central angle of 42°32'06" feet an arc distance of 334.07 feet, more or less, to a point 20.00 feet northeasterly of said westerly line of the parcel (as measured perpendicular to said westerly line); thence North 24°00'41" West parallel with said westerly line for a distance of 193.78 feet, more or less, to the North line of said parcel at a point bearing South 89°06'52" East from the POINT OF BEGINNING; thence North 89°06'52" West along said North line for a distance of 22.05 feet, more or less, to the POINT OF BEGINNING.

Portions of the above-described easement will be entirely within the boundary of future Gaven Lane, a private roadway and utilities easement to be described as Tract A, Long CaRD PL-01-0523.



UNRECORDED
TOGETHER WITH an additional 20.00 foot wide temporary construction easement contiguous to and easterly of that portion of the above-described sanitary sewer easement being parallel with the westerly line of the above-described parcel and southerly of future Gaven Lane. Said temporary construction easement shall terminate upon the completion and final acceptance by Skagit County Sewer District No. 2 of a public sanitary sewer extension between the South line of said future Gaven Lane and the South line of said parcel.

Situate in the County of Skagit, State of Washington.

That said Grantee shall have the right without prior institution of any suit or proceeding at law, at such times as may be necessary, to enter upon said property for the purpose of constructing, repairing, altering, or reconstructing said sewer main, or making any connections therewith, without incurring any legal obligation or liability therefor; provided that such constructing, repairing, altering, or reconstructing of said sewer main shall be accomplished in such a manner that the private improvements existing in this right-of-way shall not be disturbed or destroyed, or in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

The Grantors shall retain the right to use the surface of said easement, so long as said use does not interfere with the installation and maintenance of the sewer main and so long as no permanent buildings or structures are erected on said easement.

This easement shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns of both parties hereto

By: [Signature]
By: [Signature]

STATE OF WASHINGTON)
)SS
COUNTY OF SKAGIT)

I, the undersigned, a notary public in and for the State of Washington hereby certify that on this 9 day of April, 2003, personally appeared before me Gregory Weider and Carol Weider, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



[Signature]
Notary Public in and for the State of Washington
Residing at Mant Vernon
Appointment expires May 24, 2005

