



200401290097

Skagit County Auditor

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RETURN TO:

City of Sedro-Woolley  
720 Murdock Street  
Sedro-Woolley, WA 98284

DOCUMENT TITLE(S) (or transactions contained herein):

**Easement for Sewer Lines**

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. Dukes Hill, LLC

2.

GRANTEE(S) (Last name, first name and initials):

1. City of Sedro-Woolley

2.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Tract A, Sauk Mountain View Estate North, a Planned Residential Development, Phase II, per plat recorded in Skagit County Auditor's File No 200401290095, legally described as follows:

The West 30 feet of the East 35 feet of the North 776 feet of the South 806 feet of the East one-half of the Northeast one-quarter of Section 18, Township 35 North, Range 5 East of W.M., Situated in Skagit County, Washington

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

## EASEMENT FOR SEWER LINES

The Grantor, Dukes Hill, LLC, a Washington Limited Liability Company ("Grantor"), for and in consideration of good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, hereby grants and conveys to City of Sedro-Woolley, a municipal corporation in Skagit County, Washington ("Grantee"), and its successors and assigns, a permanent Easement for Sewer Lines including sewer lines and appurtenances thereto ("Easement") as follows:

1. Nature and Location of Easement. Grantor owns that certain real property legally described in "Sauk Mountain View Estate North, a Planned Residential Development, Phase II", per plat recorded in Skagit County Auditor's File No. 200401290095 and incorporated herein by this reference ("Real Property"). The Easement granted by Grantor herein shall be a permanent easement for the benefit of Grantee over, upon, across, through and under the Real Property, such Easement as legally described as follows:

Tract A, consisting of 0.81 acres, as depicted on the plat of Sauk Mountain View Estate North, a Planned Residential Development, Phase II, per plat recorded in Skagit County Auditor's File No. 200401290095, legally described as follows:

The West 30 feet of the East 35 feet of the North 776 feet of the South 806 feet of the East one-half of the Northeast one-quarter of Section 18, Township 35 North, Range 5 East of W.M., Situated in Skagit County, Washington.

and as described and depicted on *Exhibit "A"*, attached hereto and incorporated herein by this reference;

for the purposes of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating sewer lines, together with all facilities, connectors and appurtenances ("Sewer Lines"), including the right of ingress and egress with all necessary vehicles and equipment for said purposes.

2. Right of Entry. Grantee shall have the right, without notice and without prior institution of any suit or proceeding at law or equity, at all times as may be necessary to enter upon the Real Property to install, lay, construct, maintain, inspect, repair, remove, replace, renew, use and operate the Sewer Lines for the purposes of serving the Real Property and other properties with utility service. The easement area shall be maintained as a trail, grass, or open space, and shall not be further subdivided without consent of the Grantee, provided, nothing in this easement shall prevent the Grantor from conveying the remaining interest in the property to Grantee for road or alley purposes.

3. Encroachment/Construction Activity. Grantor shall not undertake, authorize, permit or consent to any construction or excavation including, without limitation, digging, tunneling, or other forms of construction activity on or near the Easement which might in any fashion unearth, undermine, or damage the Sewer Lines or endanger the lateral or other support of the Sewer Lines without Grantee's prior written approval. Grantor further agrees that no structure or obstruction including, without limitation, fences and rockeries shall be erected over, upon or within the Easement, and no trees, bushes or other shrubbery shall be planted or maintained within the Easement without consent of the Grantee.



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4. Binding Effect/ Warranty of Title. The Easement and the covenants, terms, and conditions contained herein are intended to and shall run with the Real Property and shall be binding upon Grantee and Grantor and their respective successors, heirs and assigns. Grantor warrants that Grantor has good title to the Real Property and warrants the Grantee title to and quiet enjoyment of the Easement.

5. Recording. Upon its execution, the Easement shall be recorded with the Skagit County, Skagit County, Washington.

DATED this 29 day of January, 2004.

GRANTOR(S)

Dukes Hill, LLC, a Washington Limited Liability Company

By [Signature]

Robert Janicki

(Print or type name)

Its Managing Member

(Print or type position held)

STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JAN 29 2004

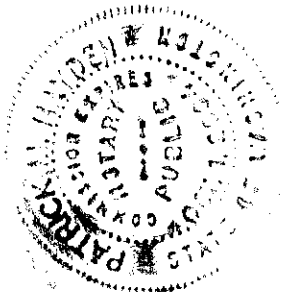
Amount Paid \$  
Skagit County Treasurer  
By: [Signature] Deputy

I certify that I know or have satisfactory evidence that Robert Janicki is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument, and acknowledged it as the Managing member of Dukes Hill LLC, to be the free and voluntary act of such entity, for the uses and purposes mentioned in the instrument.

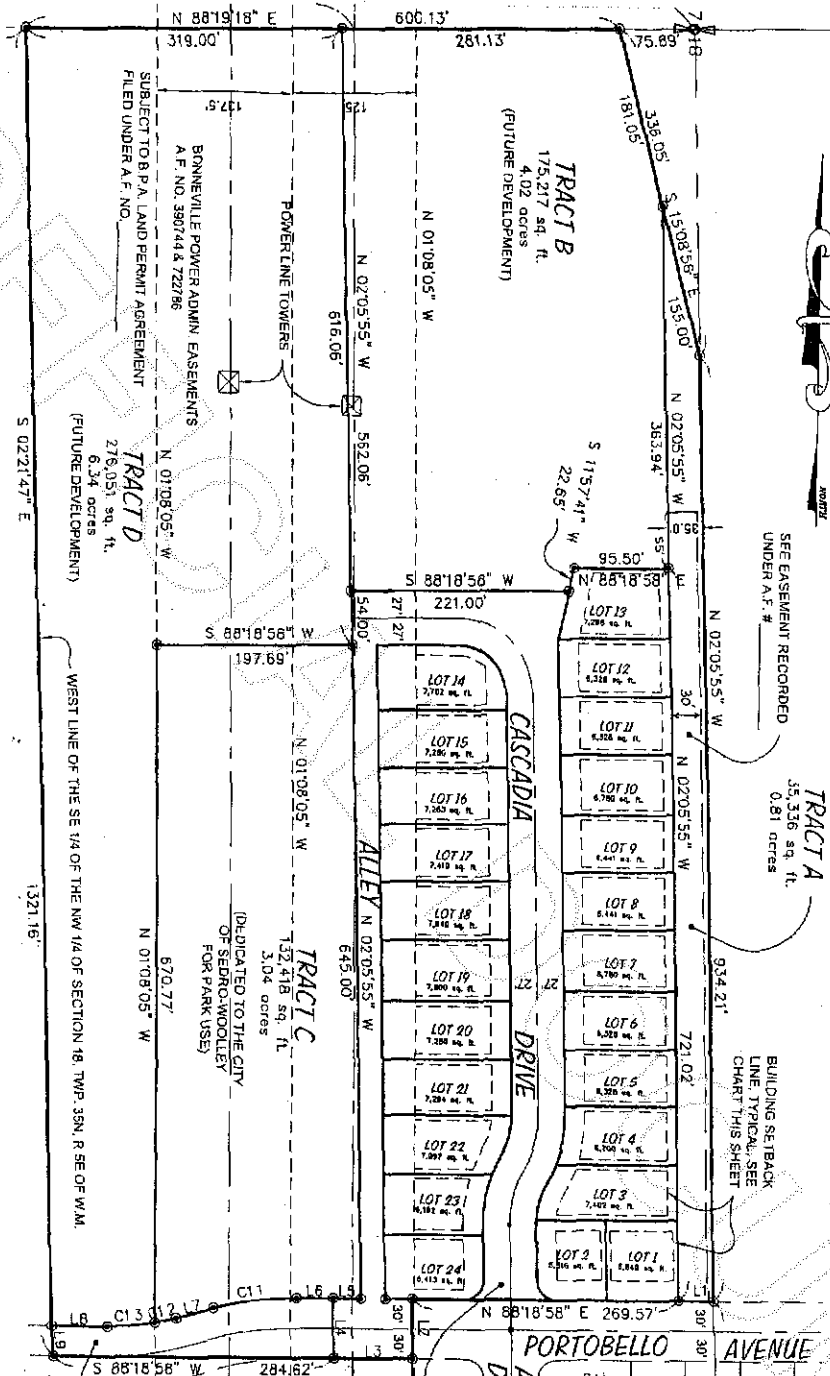
SUBSCRIBED AND SWORN to before me this 26 day of January, 2004.

[Signature]  
Patricia M. Hayden  
(Printed Name)

NOTARY PUBLIC in and for the State of  
Washington residing at: Edna Woolley  
My Commission Expires 10-1-07



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**SAUK MT. VIEW ESTATES-NORTH-PHASE 2  
SANITARY SEWER/UTILITY EASEMENT (WITHIN TRACT A)**

THE WEST 30 FEET OF THE EAST 35 FEET OF THE NORTH 776 FEET OF THE SOUTH 806 FEET OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 95 NORTH, RANGE 5 EAST OF W.M.

SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

**Ex A**



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