



200405030144
Skagit County Auditor

5/3/2004 Page 1 of 4 11:22AM

AFTER RECORDING RETURN TO:

Janice Marlega
Skagit County Public Works
1800 Continental Place
Mount Vernon, WA 98273

DOCUMENT TITLE:

Sidewalk and utility easement for Town of Concrete Main Street Improvement Project ES9700-5

GRANTOR:

Skagit County

LEGAL DESCRIPTION:

A portion of "Miller's First Addition to Concrete,
Skagit County, Washington", Block 15, Lots 3-16

GRANTEE:

Town of Concrete

ASSESSOR'S TAX PARCEL #

P70718, P70719

SIDEWALK AND UTILITY EASEMENT

The Grantor, SKAGIT COUNTY, a political subdivision of the State of Washington, for no consideration, does hereby grant and convey to the Grantee, the TOWN OF CONCRETE, a municipal corporation of the State of Washington, a perpetual, non-exclusive easement for sidewalk and utilities over, under, along and across the following described real parcels as follows:

Those portions of the Northwest corner of lots 3-16, inclusive, Block 15, "MILLER'S FIRST ADDITION TO CONCRETE, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 101, records of Skagit County, Washington; TOGETHER WITH vacated alley adjoining Lots 3-14, inclusive; ALSO TOGETHER WITH the South ½ of vacated alley adjoining Lots 15 and 16, Skagit County,

Wash.; ALSO TOGETHER WITH that portion of the West ½ of vacated "F" Street abutting Lot 16 and the south ½ of vacated alley, as vacated by Ordinance No. 438, recorded January 13, 2000, under Auditor's File No. 200001130006, records of Skagit County, Washington, more particularly described as follows:

PARCEL A

Beginning at a point on the southerly right-of-way of Main Street 23.35 feet easterly from the Northwest corner of the above described parcel; thence N 89° 51' 46" W 23.35 feet; thence S 0° 8' 14" W 19.8 feet along the westerly right-of-way of "E" Street; thence northeasterly to the point of beginning.

The basis of bearings for this description is N 89° 51' 46" W between the monuments found at the intersection of Main Street and N. Baker Street and at the intersection Main Street with N. "E" Street.

Area: 231.2 square feet.

PARCEL B:

Beginning at a point on the easterly right-of-way of "E" Street 3.9 feet northerly from the Southwest corner of the above described parcel; thence S 0° 08' 14" W 3.9 feet; thence S 71° 9' 46" E 6.5 feet along the northerly right-of-way of Great Northern Railway, also known as Railroad Street; thence northwesterly to the point of beginning.

The basis of bearings for this description is N 89° 51' 46" W between the monuments found at the intersection of Main Street and N. Baker Street and at the intersection Main Street with N. "E" Street.

Area: 12.0 square feet.

Both situate in the Town of Concrete, County of Skagit, State of Washington. Together with the right to construct, maintain, repair, remove, replace, improve, clean, inspect said sidewalk and utilities.

Also together with the right of ingress and egress over and across said easement for any of the purposes hereinabove set forth and for pedestrian travel.

No joint venture or partnership is formed as a result of the Agreement. Each party hereto agrees to be responsible and assumes liability for its own negligent acts or omissions, or those of



its officers, agents, elected officials, or employees to the fullest extent required by the law, and agrees to save, indemnify, defend, and hold the other party harmless from any such liability. In the case of negligence of both owners and Skagit County, damages allowed shall be levied in proportion to the percentage of negligence attributable to each party, and each party shall have the right to seek contribution from the other party in proportion to the percentage of negligence attributable to the other party. This indemnification clause shall also apply to any and all causes of action arising out of the performance of work activities under this Agreement.

The COUNTY hereby covenants and agrees that this Easement shall be binding upon its heirs, assigns, executors, or administrators.

IN WITNESS WHEREOF, the Grantor has executed this Easement on the date indicated below.

Dated this 3rd day of May 2004.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 03 2004

Amount Paid \$ 0
Skagit Co. Treasurer
By DC Deputy

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Ted W. Anderson
Ted W. Anderson, Chairman

Don Munks
Don Munks, Commissioner

Kenneth A. Dahlstedt
Kenneth A. Dahlstedt, Commissioner

Approved as to Form Only:

By: [Signature]
Deputy Prosecutor

Approved:

By: [Signature]
Chal A. Martin, P.E.
Director, County Engineer

By: Billie Kadrmas
Billie Kadrmas
Risk Manager

Attest:

[Signature]
Joanne Giesbrecht,
Clerk of the Board

By: Trisha Logue
Trisha Logue
Budget Administrator



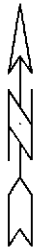
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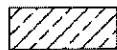
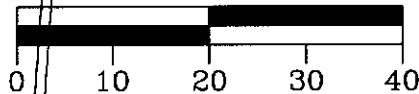
MAIN STREET

70'

"E" STREET



SCALE: 1"=20'



ROW ACQUIS.

PROPERTY LINE

P70718

P NUMBER

SIDEWALK AND UTILITY EASEMENT

N 89°51'46" W 23.35'

N 49°50'26" E 30.61'

Tax ID: P70718
SKAGIT COUNTY
14,953.4 SF Total Area
EASEMENT = 231.2 SF

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P70718

N 71°09'46" W 6.50'

N 45°40'43" W 8.59'

N 71°09'46" W 6.50'

Tax ID: P70719
SKAGIT COUNTY
16,646.7 SF Tot. Area
EASEMENT = 12.0 SF

SKAGIT COUNTY

MAIN STREET IMPROVEMENT PROJECT ES9400-5

PUBLIC WORKS
MOUNT VERN

DATE: 2/4/04



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Skagit County Auditor