



200407200103

Skagit County Auditor

7/20/2004 Page

1 of

3 2:11PM

## COVER SHEET FOR RECORDING

Return to:  
City of Mount Vernon  
Public Works Department  
P.O. Box 809  
Mount Vernon, WA 98273

**DOCUMENT TITLE:** EASEMENT  
**GRANTOR:** FIRST AMERICAN EXCHANGE OF SKAGIT COUNTY  
**GRANTEE:** CITY OF MOUNT VERNON  
**TAX PARCEL NO:** 8005-000-004-0003 (P107492)  
**ABBREVIATED LEGAL:** A portion of Lot 4 of MV-1-94BSP recorded under  
A.F.#9405310129, Being a portion of Sec. 18, TWP.  
34, R.4 E., W.M.

**EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that FIRST AMERICAN EXCHANGE OF SKAGIT COUNTY for and in consideration of the betterment of the CITY OF MOUNT VERNON, do hereby grant unto the CITY OF MOUNT VERNON, a Municipal Corporation of the State of Washington, referred to herein as the City, an easement over, along and across the full width and length of the premises described as follows:

Commencing at the Southwest corner of Lot 4 of the City of Mount Vernon Binding Site Plan No. MV-1-94 BSP, approved May 31, 1994 and recorded May 31, 1994 under Auditors File No. 9405310129, in Volume 11 of Short Plats, pages 77 to 81 inclusive, records of Skagit county, Washington.; Thence North 0° 24' 07" West, along the West line of said Lot 4, a distance of 20.00 feet to the TRUE POINT OF BEGINNING; Thence South 0° 24' 07" East 20.00 feet to the Southwest corner of said Lot 4; Thence North 90° 00' 00" East, along the South line of said Lot 4 a distance of 25.00 feet; Thence North 51° 29' 50" West 32.12 feet to the TRUE POINT OF BEGINNING.

Being a portion of the Northeast Quarter of Section 18, Township 34 North, Range 4 East, W.M.

with right, privilege and authority, to said City, to construct, or cause to be constructed, maintained, replaced, reconstructed, and to remove street and sidewalk facilities, with all appurtenances incident thereto or necessary therewith, in and across the said premises, and construct or cause to be constructed, and remove all utilities, including, but not limited to sanitary sewage facilities, storm drainage facilities, power transmission facilities, telephone communication facilities, cable television facilities, and any other utilities without limitation, with all appurtenances incident thereto and necessary therewith in, under, and across the said premises, and to cut and remove from the said easement any trees and other obstructions that may endanger the safety or interfere with the use of such facilities or appurtenances attached or connected therewith; and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary to be useful or convenient for the enjoyment of the easement hereby granted; and the right of conveyance of said easement and privileges.

THERE IS RESERVED TO THE GRANTOR, their heirs and assigns, the right and privilege to use the above-described land of the grantor, at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment by the grantee, its successors and assigns, of the rights and privileges herein granted. THE GRANTEE is responsible for operating and maintaining the above-described works of improvement.

Dated this 16 day of July, 2004.

J. Rich Smiley

Smiley Properties, L.L.C.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JUL 20 2004

Amount Paid \$0  
Skagit County Treasurer  
By: DA Deputy

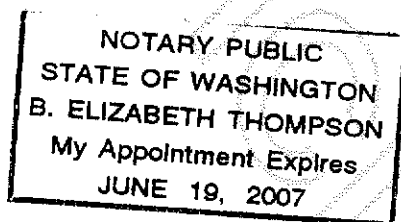


200407200103  
Skagit County Auditor

STATE OF WASHINGTON )  
 )§  
COUNTY OF SKAGIT )

On this 16<sup>th</sup> day of July, 2004, before me a Notary Public in and for the State of Washington, personally appeared V. Ruth Smiley known to me to be the individual(s) described herein and who executed the foregoing instrument and acknowledged that she voluntarily executed the same as her free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN under my hand and official seal this 16<sup>th</sup> day of July, 2004.



B. Elizabeth Thompson  
Notary Public in and for the State of Washington  
Residing at FERNDale  
My commission expires 06/19/07



Skagit County Auditor