

Return to:  
City of Mount Vernon  
Post Office Box 809  
Mount Vernon, WA 98273



200409090021

Skagit County Auditor

9/9/2004 Page

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4 9:39AM

**Document Title:** *Slope Easement*  
**Grantor(s):** *Dziedzic Revocable Trust*  
**Grantee:** *The City of Mount Vernon*  
**Abbreviated legal:** *Approximately 20 feet of south boundary of Parcel 27102*  
**Additional Legal Description is on:** *Attached Exhibit "A" SE NE 21-344*  
**Assessor's Tax Parcel Numbers:** *P27102*

### **SLOPE EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that The Dziedzic Revocable Trust, for and in consideration of \$1.00 and other valuable considerations and under threat of condemnation, (Mutual Benefits) hereby grant(s) 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:

**Legal Description: See Attached Exhibit A**

with right, privilege and authority, to said City, to construct, or cause to construct, maintain, replace, reconstruct, and remove all cut and fill slopes, with all appurtenances incident thereto or necessary therewith, in and across the said premises, for the purpose of constructing or cause to construct, and removal of all utilities, including, but not limited to street and sidewalk facilities, 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 the City right-of-way adjacent to the said premises, and to cut and remove from the said premises any trees and other obstructions that may endanger the safety of or interfere with the use of such facilities or appurtenances in the City right-of-way; and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary of 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 14 day of August, 2004

Edna K. Dziedzic  
Dziedzic Revocable Trust  
Edna K. Dziedzic, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 09 2004

STATE OF WASHINGTON )

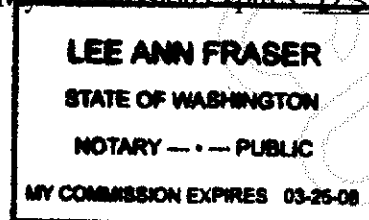
COUNTY OF SKAGIT )

Amount Paid \$ 0  
Skagit Co. Treasurer  
By [Signature] Deputy

On this 14<sup>th</sup> day of August, 2004, before me a Notary Public in and for the County and State personally appeared Edna K. Dziedzic known to be the same person whose name is subscribed to the within Slope Easement and acknowledged that she voluntary executed the same for the purpose and uses therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Lee Ann Fraser  
Notary Public in and for the State of Washington  
residing at Kirkland  
My commission expires 03-25-08



Approved as to form:

[Signature]  
Kevin Rogerson, City Attorney



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Skagit County Auditor

**EXHIBIT A**

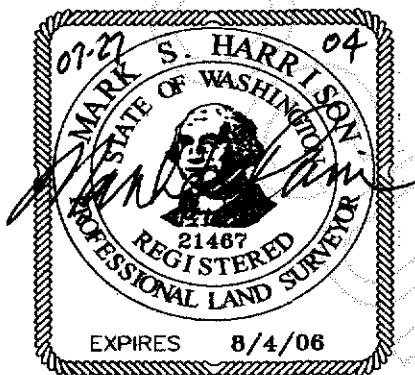
**SLOPE EASEMENT LEGAL DESCRIPTION  
TAX PARCEL P27102  
DZIEDZIC REVOCABLE TRUST  
TRAID JOB NO. 00-297**

**THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING  
NORTHERLY OF THE NORTH LINE OF THE SOUTH 30 FEET OF SAID SUBDIVISION AND  
SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;**

**COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;  
THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION TO A POINT WHICH IS 37  
FEET NORTH OF, AS MEASURED PERPENDICULAR TO, THE SOUTH LINE OF SAID  
SUBDIVISION AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED LINE;  
THENCE NORTHEASTERLY 107 FEET, MORE OR LESS, TO A POINT WHICH IS 55 FEET NORTH  
OF, AS MEASURED PERPENDICULAR TO, THE SOUTH LINE OF SAID SUBDIVISION AND 107  
FEET EAST OF, AS MEASURED PERPENDICULAR TO, THE WEST LINE OF SAID SUBDIVISION;  
THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 132.5 FEET;  
THENCE SOUTHEASTERLY 97.5 FEET, MORE OR LESS, TO A POINT WHICH IS 35 FEET  
NORTH OF, AS MEASURED PERPENDICULAR TO, THE SOUTH LINE OF SAID SUBDIVISION  
AND 337 FEET EAST OF, AS MEASURED PERPENDICULAR TO, THE WEST LINE OF SAID  
SUBDIVISION;  
THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 115  
FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 208 FEET OF SAID SUBDIVISION  
AND THE TERMINUS OF THIS DESCRIBED LINE.**

**SITUATE IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.**

**WRITTEN BY: MSH  
CHECKED BY: BTF**



11814 115th Avenue NE Kirkland, Washington 98034-9623  
425.821.8448 • 800.488.0756 • Fax 425.821.3481  
[www.triadassoc.com](http://www.triadassoc.com)

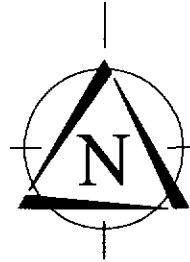
**Land Development Consultants**



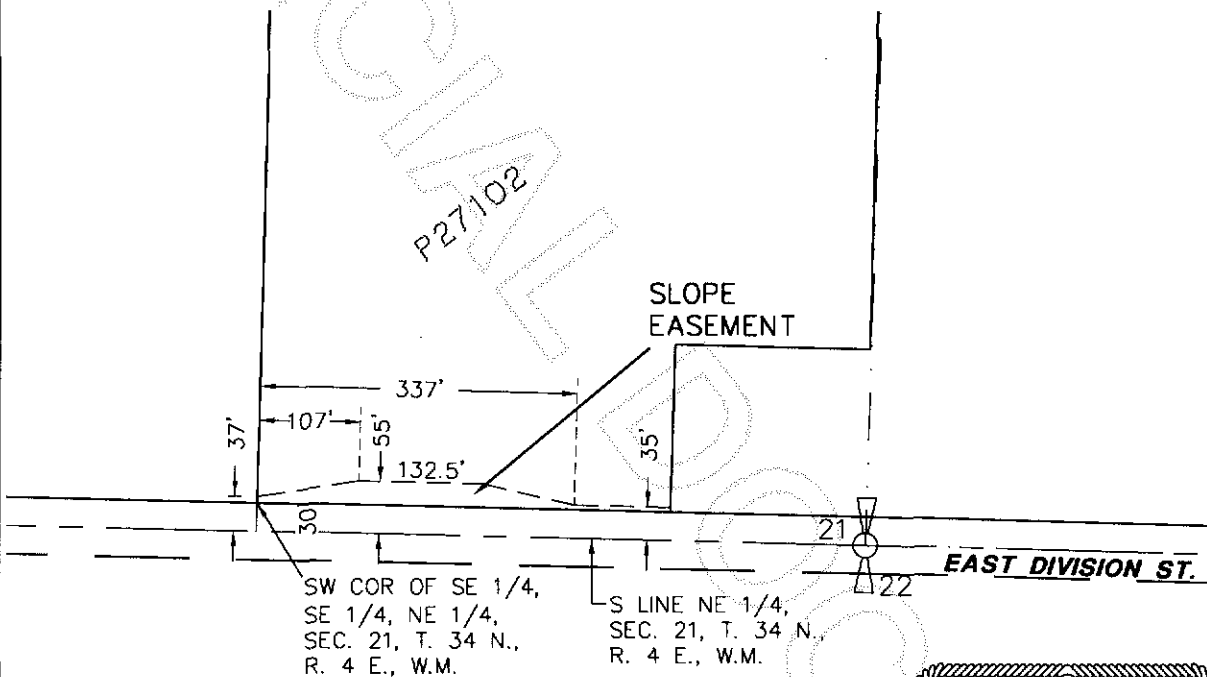
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LEGAL EXHIBIT  
SLOPE EASEMENT-TAX PARCEL P27102

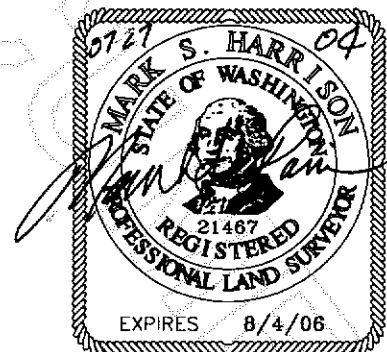
TRIAD JOB # 03-127  
JULY 23, 2004



SCALE: 1" = 200'



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.



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