



200506160085
Skagit County Auditor

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RETURN TO:
Public Utility District No. 1 of Skagit County
1415 Freeway Drive
P.O. Box 1436
Mount Vernon, WA 98273-1436

PUD UTILITY EASEMENT

THIS AGREEMENT is made this 16th day of June, 2005, between **WILDERNESS VILLAGE COMMUNITY ASSOCIATION**, hereinafter referred to as "Grantor(s)", and **PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON**, a Municipal Corporation, hereinafter referred to as "District". Witnesseth:

WHEREAS, Grantor(s) are the owners of certain lands and premises situated in the County of Skagit, and

WHEREAS, the District wishes to acquire certain rights and privileges along, within, across, under, and upon the said lands and premises.

NOW, THEREFORE, Grantor(s), for and in consideration of mutual benefits and other valuable consideration, receipt of which is hereby acknowledged, conveys and grants to the District, its successors or assigns, the perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, sewer and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water, sewer and electronic information on facilities over, across, along, in and under the following described lands and premises in the County of Skagit, State of Washington, to wit:

SEE LEGAL DESCRIPTION: ATTACHMENT "A" P78258

together with the right of ingress to and egress from said lands across adjacent lands of the Grantor(s); also, the right to cut and/or trim all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor(s) which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor(s) agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor(s), their heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor(s) shall conduct their activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

The Grantor(s) also agree to and with the District that the Grantor(s) lawfully own the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances except as indicated in the above legal description, and that Grantor(s) will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Any mortgage on said land held by a mortgagee is hereby subordinated to the rights herein granted to the District; but in all other respects the mortgage shall remain unimpaired.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 16 2005

Amount Paid \$
By Skagit Co. Treasurer Deputy

In Witness Whereof, the Grantor(s) hereunto sets his hand and seal this 07 day of June, 2005.

WILDERNESS VILLAGE COMMUNITY ASSOCIATION:

[Signature]
Vice President

[Signature]
President

Donald H. Reese
Print Name

Sign Name

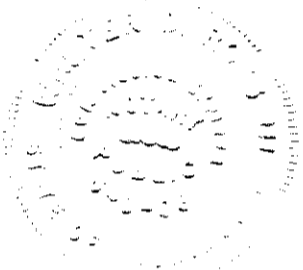
Ray E. Mears
Print Name

Sign Name

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Donald H. Reese president and Ray Elliot Mears vice pres. are the persons who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the **Vice President and President** of **WILDERNESS VILLAGE COMMUNITY ASSOCIATION** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: June 07, 2005



Walter R. Smith
Notary Public in and for the State of Washington
My appointment expires: 03-29-08

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that _____ 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 _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: _____

Notary Public in and for the State of Washington
My appointment expires: _____

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that _____ 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 _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: _____

Notary Public in and for the State of Washington
My appointment expires: _____



Attachment "A":

AN EASEMENT FOR WATER PIPE AND COMMUNICATION LINES DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20 FEET IN WIDTH, LYING 15 FEET WESTERLY AND 5 FEET EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTER OF A 50-FOOT RADIUS CUL-DE-SAC AT THE SOUTHERLY END OF HIDEAWAY LANE AS SHOWN IN THE PLAT OF WILDERNESS VILLAGE DIVISION NO. 1, IN SECTION 8, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., RECORDED ON JULY 20, 1973 IN VOLUME 10 OF PLATS, AT PAGES 48 THROUGH 50; THENCE SOUTH 27 DEGREES 00'19" EAST A DISTANCE OF 50.00 FEET TO THE NORTHERLY MARGIN OF TRACT "C" OF SAID PLAT, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES 00'56" EAST A DISTANCE OF 34.07 FEET; THENCE SOUTH 1 DEGREE 41'44" WEST A DISTANCE OF 135.38 FEET; THENCE SOUTH 2 DEGREES 54'05" EAST A DISTANCE OF 65.27 FEET; THENCE SOUTH 43 DEGREES 50'59" EAST A DISTANCE OF 185.66 FEET; THENCE SOUTH 6 DEGREES 31'18" EAST A DISTANCE OF 174.28 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF SKAGIT VIEW DRIVE IN SAID PLAT, BEING THE TERMINUS OF SAID LINE DESCRIPTION AND SAID POINT LYING NORTH 54 DEGREES 21'52" EAST A DISTANCE OF 110.96 FEET FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 9 OF SAID SECTION 8.

TOGETHER WITH A CIRCULAR WELL PROTECTION ZONE IN SAID PLAT OF WILDERNESS VILLAGE, HAVING A RADIUS OF 120 FEET, OF WHICH THE CENTER POINT IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 9 IN SECTION 8, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.; THENCE NORTH 0 DEGREES 21'52" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 9, A DISTANCE OF 248.20 FEET; THENCE NORTH 89 DEGREES 38'08" EAST A DISTANCE OF 58.98 FEET TO THE CENTER POINT OF SAID CIRCULAR WELL PROTECTION ZONE.



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