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City of Anacortes  
Post Office Box 547  
Anacortes WA 98221



200606200084  
Skagit County Auditor

6/20/2006 Page 1 of 3 3:17PM

Document Title:

Slope Easement

Grantor(s):

Grantee:

Abbreviated legal:

Additional Legal Description is on:

Assessor's Tax Parcel Numbers:

Attached Exhibit "A"

P 32382 & P 61833

**SLOPE EASEMENT**

Douglas G & Suzanne Knutson

KNOW ALL MEN BY THESE PRESENTS, that JAMES & KATHLEEN CLARK 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 ANACORTES, 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

lots 2 + 3 of Sandy Beach  
27-35-1

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, water conveyance facilities, power transmission facilities, telephone or telemetry 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. The grantor is responsible for maintaining any landscaping or other aesthetic improvements on said premise.

THE GRANTOR SHALL refrain from constructing or placing any buildings or improvements, including paving material or fencing, upon the above-described premises. The City shall under no circumstances be held responsible for the restoration of any existing buildings or improvements upon the above-described premises, if said improvements are in any way disturbed during the exercise of the above-described easement privileges.

Dated this 20<sup>th</sup> day of June, 2006

[Signature]  
[Signature]

Douglas G. Knutson 6/20/06  
Suzanne Knutson 6/20/06

EXHIBIT A

MAINTAINANCE EASEMENT LEGAL DESCRIPTION

THAT PORTION OF LOTS 2 AND 3 OF SANDY BEACH SHORT PLAT IN THE SOUTHEAST ¼ OF SECTION 27, T. 35 N., R. 01 E., W.M. AS RECORDED UNDER A.F. 200501120062 AND AMMENDED UNDER A.F. 200605300005, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

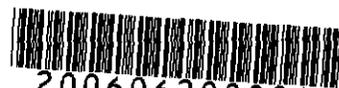
COMMENCING AT THE MOST NORTHERLY CORNER OF SAID SHORT PLAT;  
THENCE SOUTH 57°52'26" EAST A DISTANCE OF 70.22 FEET ALONG THE NORTH LINE OF SAID SHORT PLAT TO THE POINT OF BEGINNING;  
THENCE SOUTH 57°52'26" EAST A DISTANCE OF 11.74 FEET ALONG THE NORTH LINE OF SAID SHORT PLAT;  
THENCE SOUTH 27°11'03" EAST A DISTANCE OF 51.92 FEET;  
THENCE SOUTH 10°19'35" EAST A DISTANCE OF 17.70 FEET;  
THENCE SOUTH 08°19'30" WEST A DISTANCE OF 23.97 FEET;  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, LENGTH OF 13.56 FEET AND A CENTRAL ANGLE OF 26°19'36";  
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.00 FEET, LENGTH OF 55.61 FEET, CENTRAL ANGLE OF 69°16'12", AND A CHORD BEARING OF SOUTH 44°16'10" WEST;  
THENCE NORTH 82°21'35" WEST A DISTANCE OF 40.23 FEET;  
THENCE NORTH 37°19'58" EAST A DISTANCE OF 42.70 FEET;  
THENCE NORTH 52°18'41" EAST A DISTANCE OF 53.33 FEET;  
THENCE NORTH 06°54'58" EAST A DISTANCE OF 15.07 FEET;  
THENCE NORTH 21°22'25" WEST A DISTANCE OF 60.91 FEET TO THE POINT OF BEGINNING.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 23 2006

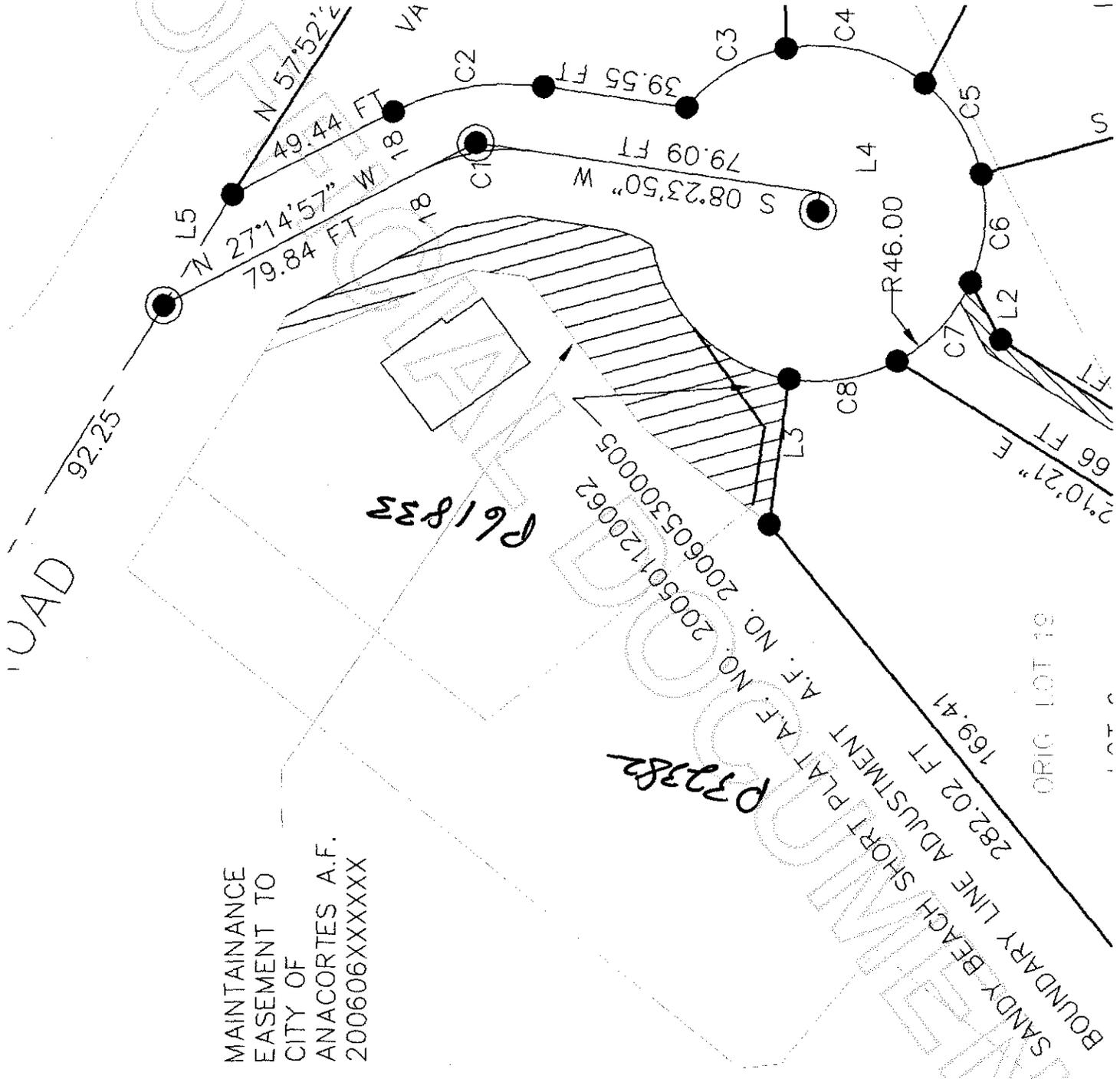
Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

DC



200606200084  
Skagit County Auditor

UNOFFICIAL



MAINTAINANCE  
 EASEMENT TO  
 CITY OF  
 ANACORTES A.F.  
 200606XXXXXX

P61833

A.F. NO. 20050120062  
 A.F. NO. 200605300005

P32382

SANDY BEACH SHORT PLAT A.F. NO. 20050120062  
 BOUNDARY LINE ADJUSTMENT A.F. NO. 200605300005  
 282.02 FT  
 169.41  
 ORIG LOT 19



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Skagit County Auditor