



200606210138
Skagit County Auditor

6/21/2006 Page 1 of 6 4:00PM

**AFTER RECORDING RETURN TO:
SKAGIT COUNTY BOARD OF COMMISSIONERS
1800 CONTINENTAL PLACE, SUITE 100
MOUNT VERNON, WA 98273**

SKAGIT COUNTY
Contract # C20060276

Page 1 of 6

Document Title:

Easement for McElroy
Slough/Blanchard Culverts and
Tidegates

Reference Number :

Grantor(s):

additional grantor names on page ____.

1. Larry G. and I. Lunne Hower, Trustees of the Larry G. Hower and I. Lynne Hower
Revocable Living Trust

2.

Grantee(s):

additional grantee names on page ____.

1. Skagit County

2.

Abbreviated legal description:

full legal on page(s) ____.

SW 1/4 NW 1/4 22-34-3

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____.

P48054

**After recording return to:
SKAGIT COUNTY BOARD OF COMMISSIONERS
1800 CONTINENTAL PLACE
MOUNT VERNON, WA 98273**

**DOCUMENT TITLE: Easement for McElroy Slough/Blanchard Road
Culverts and Tidegates**

**GRANTOR: Larry G. and I. Lynne Hower, Trustees of the Larry G.
Hower and I. Lynne Hower Revocable Living Trust**

GRANTEE: Skagit County

**EASEMENT FOR McELROY SLOUGH/BLANCHARD ROAD
CULVERTS AND TIDEGATES**

The undersigned, Larry G. and I. Lynne Hower, Trustees of the Larry G. Hower and I. Lynne Hower Revocable Living Trust, its Trustee(s), Trustor(s) and Beneficiaries, Successors, Heirs, and Assigns, hereinafter called the "Owners," hereby grants to Skagit County, Washington, a Municipal Corporation, hereinafter called the "County", and its assigns, a perpetual, non-exclusive easement for culverts, tidegates and appurtenances, over, across, upon, within and under the lands described in Exhibit "A"; and depicted on Exhibit "B", attached hereto, which are hereby incorporated by reference, according to the following terms and conditions:

1. The Owners hereby grant a perpetual, non-exclusive easement to the County for access to the described property below to inspect, repair and maintain the McElroy Slough/Blanchard Road culverts and tidegates.
2. All work shall conform to Skagit County standards and requirements for similar work at other locations. The County shall have the right of reasonable, temporary use of the property adjacent to the easement during the installation of the culverts, associated wingwalls and tidegates, for construction activities. Such temporary use shall expire upon completion of the work.
3. The land shall be restored to as good a condition as before, matching and blending to the original grade and reseeded to grass by the County upon completion of the work.

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IN WITNESS WHEREOF, the parties have executed this Agreement this 19th
day of June, 2006.

SKAGIT COUNTY, WASHINGTON

Dated this 19th day of June, 2006.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Kenneth A. Dahlstedt
Kenneth A. Dahlstedt, Chairman

Ted W. Anderson
Ted W. Anderson, Commissioner

Don Munks
Don Munks, Commissioner

Approved:

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

By: Billie Kadrmas
Billie Kadrmas
Risk Manager

By: Trisha Logue
Trisha Logue, CRA
Budget & Finance Director

Approved as to Form Only:

By: M. Miller
Civil Deputy

Attest: JoAnne Giesbrecht
JoAnne Giesbrecht, Clerk of the Board

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Contract # C20060276
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EXHIBIT A

Legal Description:

Parcel A – within Parcel Number P48054

A strip 60 feet long and 25 feet wide adjacent to and parallel with the Easterly right of way line of Blanchard Road, within the Southwest ¼ of the Northwest ¼ of Section 22, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the West ¼ Corner of said Section 22, Township 36 North, Range 3 East, W.M., running thence South 88°12' 41" East along the center section line of said Section 22 a distance of 549.7 feet;
thence North 1°53'35" East a distance of 572.5 feet to a point on the Easterly right of way line of Blanchard Road and the beginning of this description;
thence Northerly along the Easterly right of way line of Blanchard Road from said point of beginning North 4°29'34" East a distance of sixty (60) feet;
thence South 85°30'26" East a distance of twenty-five (25) feet;
thence running South 4°29'34" West and parallel with the East right of way line of said Blanchard Road a distance of sixty (60) feet;
thence North 85°30'26" West a distance of twenty-five (25) feet to close at the point of beginning and the end of this description.

Parcel B – within Parcel Number P48049

A strip 60 feet long and 25 feet wide adjacent to and parallel with the Westerly right of way line of Blanchard Road, within the Southwest ¼ of the Northwest ¼ of Section 22, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the West ¼ Corner of said Section 22, Township 36 North, Range 3 East, W.M., running thence South 88°12' 41" East along the center section line of said Section 22 a distance of 510.0 feet;
thence North 1°53'04" East a distance of 578.2 feet to a point on the Westerly right of way line of Blanchard Road and the beginning of this description;
thence Northerly along the Westerly right of way line of Blanchard Road from said point of beginning North 4°29'34" East a distance of sixty (60) feet;
thence North 85°30'26" West a distance of twenty-five (25) feet;
thence running South 4°29'34" West and parallel with the West right of way line of said Blanchard Road a distance of sixty (60) feet;
thence South 85°30'26" East a distance of twenty-five (25) feet to close at the point of beginning and the end of this description.

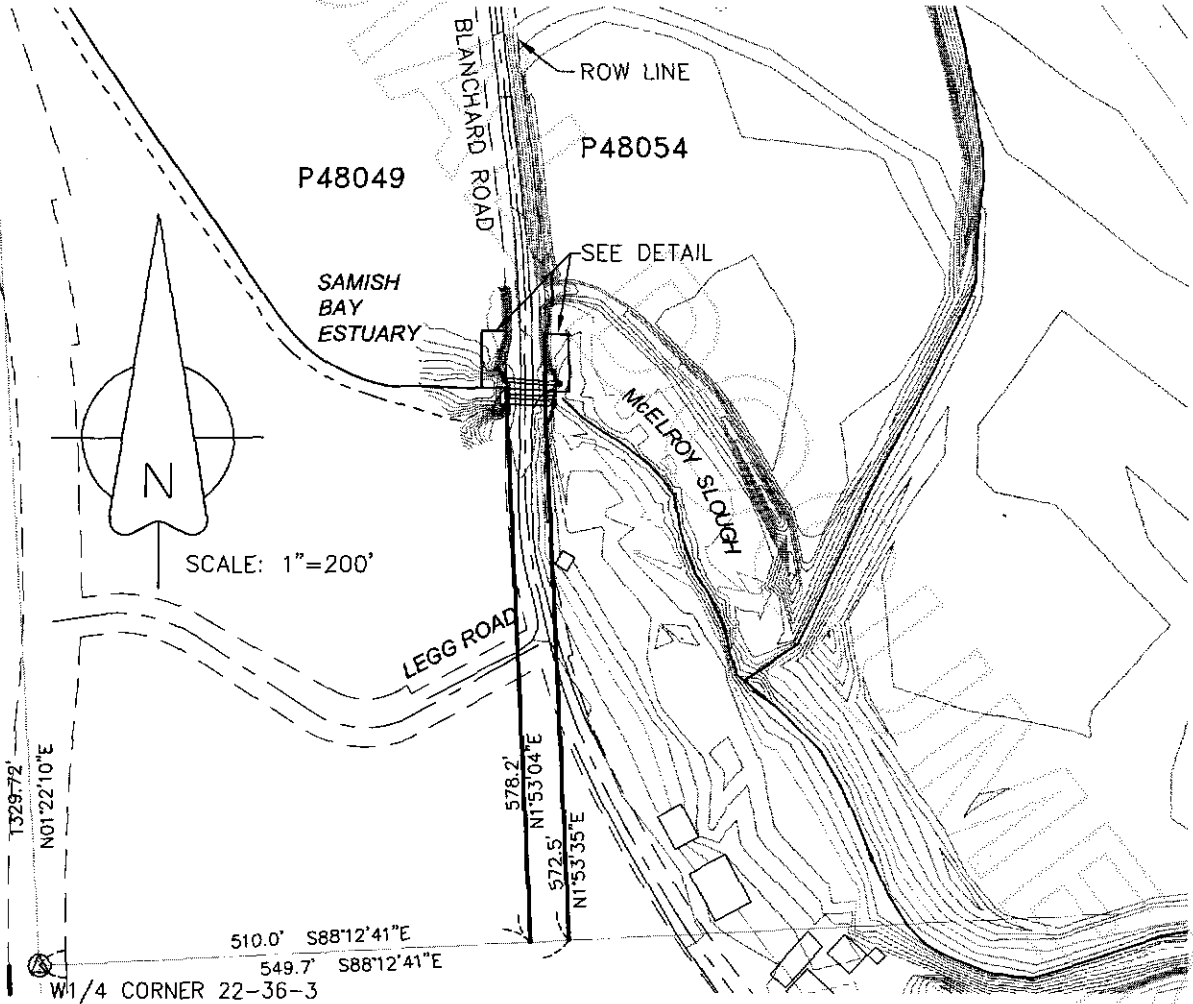
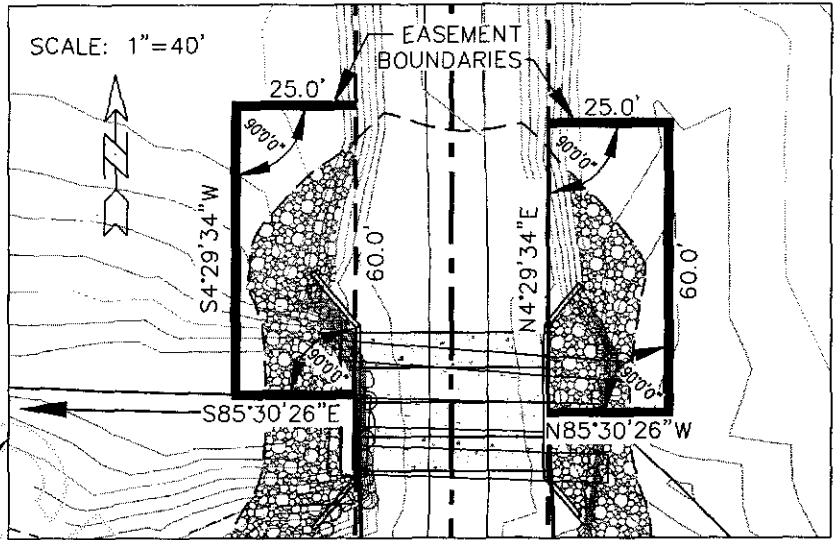
Both situate in the County of Skagit, State of Washington.

NOTE: THIS IS NOT A RECORD OF SURVEY AND SKAGIT COUNTY DOES NOT VERIFY ITS ACCURACY FOR SURVEY PURPOSES.

HOWER REVOCABLE LIVING TRUST
 LARRY G. AND I. LYNNE HOWER, TRUSTEES
 3305 BLANCHARD ROAD
 BOW, WA 98232

X 1/16th CORNER

DETAIL



SKAGIT COUNTY

BLANCHARD-McELROY SLOUGH

PUBLIC WORKS
 MOUNT VERNON, WASHINGTON

DATE: 5/9/06

SHEET 1 OF 1

