

AFTER RECORDING RETURN TO:

Skagit County Public Works Department
Burton Reanier, P.E., L.S.
1800 Continental Place
Mount Vernon, WA 98273



200607190080
Skagit County Auditor

7/19/2006 Page 1 of 5 1:50PM

DOCUMENT TITLE: RIGHT-OF-WAY EASEMENT

GRANTOR(S): Luciguela King-Smith, a single person

GRANTEE: Skagit County, a Washington municipal corporation

LEGAL DESCRIPTION (abbreviated): PTN TR D OF SURVEY REC AF#
9104020044 BEING PTN N 1/2 NW 1/4 NE 1/4 OF SEC 11, TWN 35N, RG 8E, WM

TAX I.D. NUMBER: 350811-1-001-0200

PARCEL NUMBER: P99363

RIGHT-OF-WAY EASEMENT

THE GRANTOR(S), Luciguela King-Smith, a single person, owner of the property hereinafter described, for and in of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys to the GRANTEE, Skagit County, a municipal corporation of the State of Washington, a perpetual, exclusive easement for the purposes of a road right-of-way over, under, upon, and across, and through the parcel of land described in EXHIBIT "A", attached hereto and made a part hereof, which is herein incorporated by reference. Provided, Skagit County, as part of the consideration for this right-of-way easement, agrees to, and shall vacate any portion of the 1926 right-of-way granted to the County by Puget Sound Power and Light Co. (now Puget Sound Energy), as recorded May 4, 1926, in Volume 139, Page 448, Auditor's File #193867, records of Skagit County, Washington, that exists on the Grantor's property.

Conveying approximately 0.97 acres.

Together with the right to enter upon said land at any time with all necessary personnel, material, and equipment for the purposes of constructing, inspecting, repairing and maintaining said road right-of-way, including road slopes that may extend into Grantor's property, and necessary drainage for said road and right-of-way. Also, together with the right to grant utility franchises and install utilities, including extensions and improvements thereto.

Maintenance of Road:

Further Provided, that as part of the consideration for this Easement agreement, Skagit County accepts responsibility for the maintenance of the existing road; Provided, that the County shall only be responsible for the maintenance of the existing road subject to the following:

- a. The existing road is currently designated a "Primitive Road." The County shall not be responsible for making any improvements to the existing road, or otherwise be required to designate, maintain, or bring the existing road to any other County road standard.
- b. Because the existing road is currently designated a "Primitive Road", Grantor shall hold the County harmless for any liability and/or damages arising from and/or related to any failure of the County to maintain the existing road to any standard other than those provided and designated for roads designated a "Primitive Road."

The Skagit County Assessor will apportion the taxes as provided for by RCW 84.60.070.

This Easement shall commence upon recording of this Easement. This Easement agreement may be executed in any number of counterparts. Should any portion, term, or provision of this Easement be found to be void or unenforceable (by a Court of competent jurisdiction), all other provisions of this Easement shall remain enforceable and binding. This Easement agreement shall be construed under the laws of the State of Washington. Venue shall be in Skagit County, Washington.

The undersigned hereby agrees to surrender possession of lands or rights herein conveyed, granted, transferred, and/or released upon receipt of payment.

To Have and to Hold the same, unto the County of Skagit, in the State of Washington.



GRANTOR(S):

In Witness Whereof, Luciguela E. King-Smith hereunto set her hand and seal this 28th day of June, 2006.

Date: 6-28-06

By: Luciguela E. King-Smith

Print name: Luciguela E. King-Smith
Its (if corporation, partnership, LLC, or other legal entity):

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 19 2006

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

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

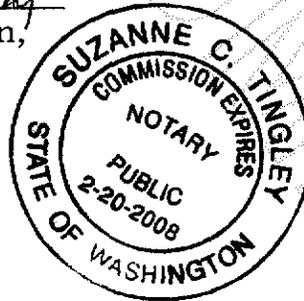
On this day personally appeared before me Luciguela E. King-Smith

To me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, and that he/she is authorized to sign the forgoing instrument, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of June, 2006.

Signed: Suzanne C. Tingley
Print notary's name: Suzanne C. Tingley
Notary Public in and for the State of Washington,
residing at:

Suzanne C. Tingley
My commission expires 2-20-08



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GRANTEE:

IN WITNESS WHEREOF, the parties have executed this Agreement this 18th day of July, 2006.

SKAGIT COUNTY, WASHINGTON

Dated this 18th day of July, 2006.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Kenneth A. Dahlstedt
Kenneth A. Dahlstedt, Chairman

ABSENT

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, CPA
Budget & Finance Director

Approved as to Form Only:
By: [Signature]
Civil Deputy

Attest: Melissa Collias, Assistant
~~JoAnne Giesbrecht, Clerk of the Board~~



EXHIBIT "A"

**King-Smith Legal Description
P99363**

A 60-ft road easement located in the West ½ of the Northwest ¼ of the Northeast ¼ of Section 11, Township 35 North, Range 8 East, W.M., being 30 feet on each side of the right of way centerline of Lake Shannon Road as shown and described on that certain map entitled "Lake Shannon Road 97229 R.O.W. Easement" map, dated June 19, 2006, records of the Skagit County Engineer, Skagit County, Washington, and made a part hereof by reference, being within the hereinafter described Parcel D (P99363), of Record of Survey No. 9104020044, records of Skagit County, Washington.

Said 60-ft road easement intersects and enters said Parcel D at Lake Shannon Road centerline station 22+42.58, crosses said Parcel D Easterly as shown on the Lake Shannon Road Right of Way Map, and exits said Parcel D at Lake Shannon Road centerline station 29+57.85.

Parcel D (P99363)

The East ½ of the Northwest ¼ of the Northeast ¼ of Section 11, Township 35 North, Range 8 East, W.M. Also known as Parcel C of that Survey recorded April 2, 1991, in Volume 11 of Surveys, Page 14, Auditor's File No. 9104020044, Records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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