



200701240126

Skagit County Auditor

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

SKAGIT COUNTY

Contract # C20070053

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Document Title: Right-of-Way Easement

Reference Number: \_\_\_\_\_

Grantor(s):  additional grantor names on page \_\_\_\_

1. Ro Van Nguyen and Phiphi Thi Nguyen

Grantee(s):  additional grantee names on page \_\_\_\_

1. Skagit County

Assessor Parcel / Tax ID Number:  additional tax parcel number(s) on page \_\_\_\_

11-35-8  
P99362

**AFTER RECORDING RETURN TO:**

Skagit County Public Works Department  
Faye Ryan  
1800 Continental Place  
Mount Vernon, WA 98273

DOCUMENT TITLE: RIGHT-OF-WAY EASEMENT

GRANTOR(S): Ro Van Nguyen and Phiphi Thi Nguyen, husband and wife

GRANTEE: Skagit County, a Washington municipal corporation

LEGAL DESCRIPTION (abbreviated): PTN W ½ NW ¼ NE ¼ Section 11,  
Township 35, Range 8 East, W.M., aka Parcel "C" Survey AF # 9104020044

TAX I.D. NUMBER: 350811-1-001-0100

PARCEL NUMBER: P99362

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**RIGHT-OF-WAY EASEMENT**

THE GRANTOR(S), Ro Van Nguyen and Phiphi Thi Nguyen, husband and wife, owners 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. The legal description for the easement is described in EXHIBIT "B", 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 property described in Exhibit A.

Conveying approximately 0.99 acres.

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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.

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**GRANTOR(S):**

**IN WITNESS WHEREOF**, the parties have executed this Agreement this \_\_\_\_\_ day of JAN 08<sup>th</sup>, 2007.

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By: [Signature]  
Print name: RO V NGUYEN

By: [Signature]  
Print name: PHI THI T NGUYEN  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

STATE OF WASHINGTON }  
COUNTY OF SNOHOMISH } ss.

JAN 24 2007

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

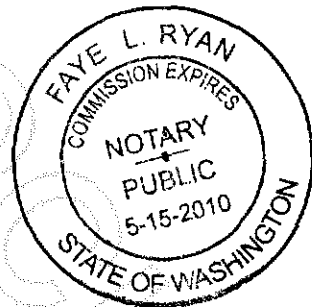
On this day personally appeared before me

Ro Van Nguyen

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 8 day of January, 2007.

Signed: [Signature]  
Print notary's name: Faye L Ryan  
Notary Public in and for the State of Washington,  
residing at: Stanwood WA  
My commission expires 5-15-2010



STATE OF WASHINGTON }  
COUNTY OF SNOHOMISH } ss.

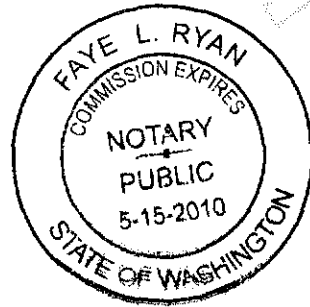
On this day personally appeared before me

Phi Phi Thi Nguyen

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 8 day of January, 2007.

Signed: [Signature]  
Print notary's name: Faye L. Ryan  
Notary Public in and for the State of Washington,  
residing at: Stanwood WA  
My commission expires 5-15-2010



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**GRANTEE:**

**IN WITNESS WHEREOF**, the parties have executed this Agreement this 22  
day of January, 2007.

SKAGIT COUNTY, WASHINGTON

BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON

Sharon D. Dillon  
Sharon D. Dillon, Chair

Don Munks  
Don Munks, Commissioner

Kenneth A. Dahlstedt  
Kenneth A. Dahlstedt, Commissioner

Approved:

By: W. Eugene Sampley  
W. Eugene Sampley, P.E.  
Director, County Engineer

By: Billie Kadrmas  
Billie Kadrmas  
Risk Manager

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

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Approved as to Form Only:

By: M. M. O.  
Civil Deputy

Attest: By: Linda Hammons, Acting  
~~JoAnne Giesbrecht~~, Clerk of the Board



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**EXHIBIT "A"**

**Nguyen Property Legal Description  
P99362 (Parcel C)**

The West ½ of the Northwest ¼ of the Northeast ¼ of Section 11, Township 35 North, Range 8 East, W.M. (Said tract also known as Parcel C of that certain Survey recorded April 2, 1991, in Volume 11 of Surveys, Page 14, under Auditor's File No. 9104020044).

Situate in the County of Skagit, State of Washington.

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**EXHIBIT "B"**

**Easement Legal Description  
Lake Shannon Road C.R. #97229  
Within P99362**

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 C.R. #97229, as shown and described on that certain map entitled "Lake Shannon Road #97229 Right of Way Easement" map, dated June 19, 2006, on file in the office of the Skagit County Engineer, Skagit County, Washington, and made a part hereof by reference, being within the hereinafter described Parcel C (P99362) of Record of Survey recorded under Auditor's File No. 9104020044, records of Skagit County, Washington.

Said 60-ft road easement intersects and enters said West ½ of the Northwest ¼ of the Northeast ¼ at Lake Shannon Road centerline station 15+26.63, said point being on the West line of said West ½ of the Northwest ¼ of the Northeast ¼; crosses said West ½ of the Northwest ¼ of the Northeast ¼ Easterly as shown on the Lake Shannon Road #97229 Right of Way Easement map, and exits said West ½ of the Northwest ¼ of the Northeast ¼ at Lake Shannon Road centerline station 22+42.58, said point being on the East line of said West ½ of the Northwest ¼ of the Northeast ¼, which line is the termination of this easement.

Subject to easements of record.

Situate in the County of Skagit, State of Washington.

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