

Recording Requested By And  
When Recorded Mail To:

City of Sedro-Woolley  
720 Murdock Street  
Sedro-Woolley, WA 98284



200703220090  
Skagit County Auditor

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**DOCUMENT TITLE: EASEMENT FOR SEWER LINES**

**GRANTOR(S): Brady, Dennis J.**

FIRST AMERICAN TITLE CO.

**GRANTEE(S): City of Sedro-Woolley**

83052

**ABBREVIATED LEGAL DESCRIPTION: Ptn of Lot 11, Jameson Acreage, Vol 3, Pg 20**

**ASSESSOR'S TAX / PARCEL NUMBER(S): 4163-000-011-0200 P76528**

*\$0 consideration*

**EASEMENT FOR SEWER LINES**

The undersigned, **Dennis J. Brady**, a single person as his separate estate ("Grantor"), for and in consideration of the public good, mutual benefits and other valuable consideration, hereby grants and conveys to the **City of Sedro-Woolley**, a municipal corporation in Skagit County, Washington ("Grantee), and its successors and assigns, a permanent Easement for Sewer Lines including sewer lines and appurtenances thereto ("Easement") as follows:

**1. Nature and Location of Easement.** Grantor owns that certain real property legally described in *Exhibit "A"*, attached hereto and incorporated herein by this reference ("Real Property"). The Easement granted by Grantor herein shall be a permanent easement for the benefit of Grantee over, upon, across, through and under the Real Property, such Easement as legally described on *Exhibit "B"* and as described and depicted on *Exhibit "C"*, attached hereto and incorporated herein by this reference, for the purposes of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating sewer lines, together with all facilities, connectors and appurtenances ("Sewer Lines"), including the right of ingress and egress with all necessary vehicles and equipment for said purposes. The Grantor as well as other property owners may connect to the sewer line within the easement area. The Grantee may access the easement through the Real Property as well as the easement area, for purposes of installation, repair and maintenance, in a reasonable manner.

**2. Right of Entry.** Grantee shall have the right, without notice and at all times as may be necessary to enter upon the Real Property to install, lay, construct, maintain, inspect, repair, remove, replace, renew, use and operate the Sewer Lines for the purposes of serving the Real Property and other properties with utility service. Grantee agrees to restore the Real Property as nearly as reasonably possible to its condition prior to any

material disturbance from construction, operation, maintenance, repair, or replacement of the Sewer Lines.

**3. Encroachment/Construction Activity.** Grantor shall not undertake, authorize, permit or consent to any construction or excavation including, without limitation, digging, tunneling, or other forms of construction activity on or near the Easement which might in any fashion unearth, undermine, or damage the Sewer Lines or endanger the lateral or other support of the Sewer Lines without Grantee's prior approval. Grantor further agrees that no structure or obstruction including, without limitation, fences and rockeries shall be erected over, upon or within the Easement, and no trees, bushes or other shrubbery shall be planted or maintained within the Easement, without consent of Grantee, provided Grantor shall have full use of the surface of the Real Property within the Easement, so long as such use does not interfere with the Easement or the Sewer Lines.

**4. Binding Effect/ Warranty of Title.** The Easement and the covenants, terms, and conditions contained herein are intended to and shall run with the Real Property and shall be binding upon Grantee and Grantor and their respective successors, heirs and assigns. Grantor warrants that Grantor has good title to the Real Property and warrants the Grantee title to and quiet enjoyment of the Easement.

**5. Recording.** Upon its execution, the Easement shall be recorded with the Skagit County Auditor.

DATED this 9 day of June, 2005.

<b>GRANTOR</b>  <u>Dennis J. Brady</u> Dennis J. Brady  SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX  MAR 22 2007  Amount Paid \$ Skagit Co. Treasurer By <u>[Signature]</u> Deputy	<b>GRANTEE</b>  <u>[Signature]</u> MAYOR  ATTEST: <u>Patsy K. Nelson</u> CITY CLERK
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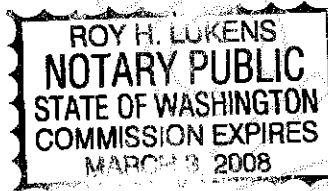
STATE OF WASHINGTON

)  
) SS.  
)

County of Skagit

I certify that I know or have satisfactory evidence that Dennis J. Brady is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 2-9-2005



*[Signature]*  
Name (typed or printed): Roy H. Lukens  
NOTARY PUBLIC in and for the State of  
Washington  
Residing at Arlington, WA  
My appointment expires: 3-3-08

STATE OF WASHINGTON

)  
) ss.  
)

COUNTY OF SKAGIT

*Mike Anderson*

I certify that I know or have satisfactory evidence that ~~Sharon Dillon~~ and Patsy Nelson appeared before me, acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument, and acknowledged it as the Mayor and City Clerk of City of Sedro-Woolley, to be the free and voluntary act of such entity, for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN to before me this 11th day of January, 2004.

*Christine A. Salsina*  
Christine A. Salsina (Printed Name)  
NOTARY PUBLIC in and for the State of  
Washington residing at: Skagit Co.  
My Commission expires 7/23/09



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**EXHIBIT "A"**  
ENTIRE LEGAL DESCRIPTION

The following described property located in "MAP OF ACREAGE PROPERTY IN THE NORTH HALF OF THE NORTHWEST QUARTER AND LOT 1 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M. (Jameson Acreage)", according to the plat thereof recorded in Volume 3 of Plats, page 20, records of Skagit County, Washington.

That part of Lot 11, "Jameson Acreage" which lies east of the following described tract:

Commencing at a point 107 feet due east of the northwest corner of the east 2/5 of said Lot 11; thence running in a straight line to the south boundary of said Lot 11, passing through a point on the north boundary line of the existing State Highway right of way, which point is 137 feet easterly of the intersection of the west boundary of said east 2/5 of said Lot 11 and the north boundary line of said right of way.

Except that portion, if any, lying within that certain tract conveyed to Skagit County for road purposes by deed dated June 29, 1910, recorded July 14, 1910 under Auditor's File No. 80305;

Also except that portion, if any, lying within that certain tract conveyed to Pacific Northwest Traction Company by deed dated February 17, 1912, recorded February 19, 1912 under Auditor's File No. 89825.



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EXHIBIT "B"

LEGAL DESCRIPTION

FOR

THE CITY OF SEDRO-WOOLLEY  
OF A SEWER EASEMENT TO BE ACQUIRED FROM  
DENNIS J. BRADY  
(ASSESSOR'S PARCEL NO. P76528)

April 7, 2005

An easement for installation, maintenance and operation of sewer lines and sewer facilities over, under and through that portion of Lot 11 "MAP OF ACREAGE PROPERTY IN THE NORTH HALF OF THE NORTHWEST QUARTER AND LOT 1 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST", according to the plat thereof recorded in Volume 3 of Plats, page 20, records of Skagit County, Washington, lying within a 15 foot wide strip parallel with, northwesterly of, adjacent to and contiguous with the north line of State Route 20, and lying east of the following described line:

Beginning at a point 107 feet due east of the northwest corner of the east 2/5 of said Lot 11; thence running in a straight line to the south boundary of said Lot 11, passing through a point on the north boundary line of the existing State Highway right of way, which point is 137 feet easterly of the intersection of the west boundary of said east 2/5 of said Lot 11 and the north boundary line of said right of way.

Containing 0.05 acres in the sewer easement.

Situate in the City of Sedro-Woolley  
Skagit County, Washington.



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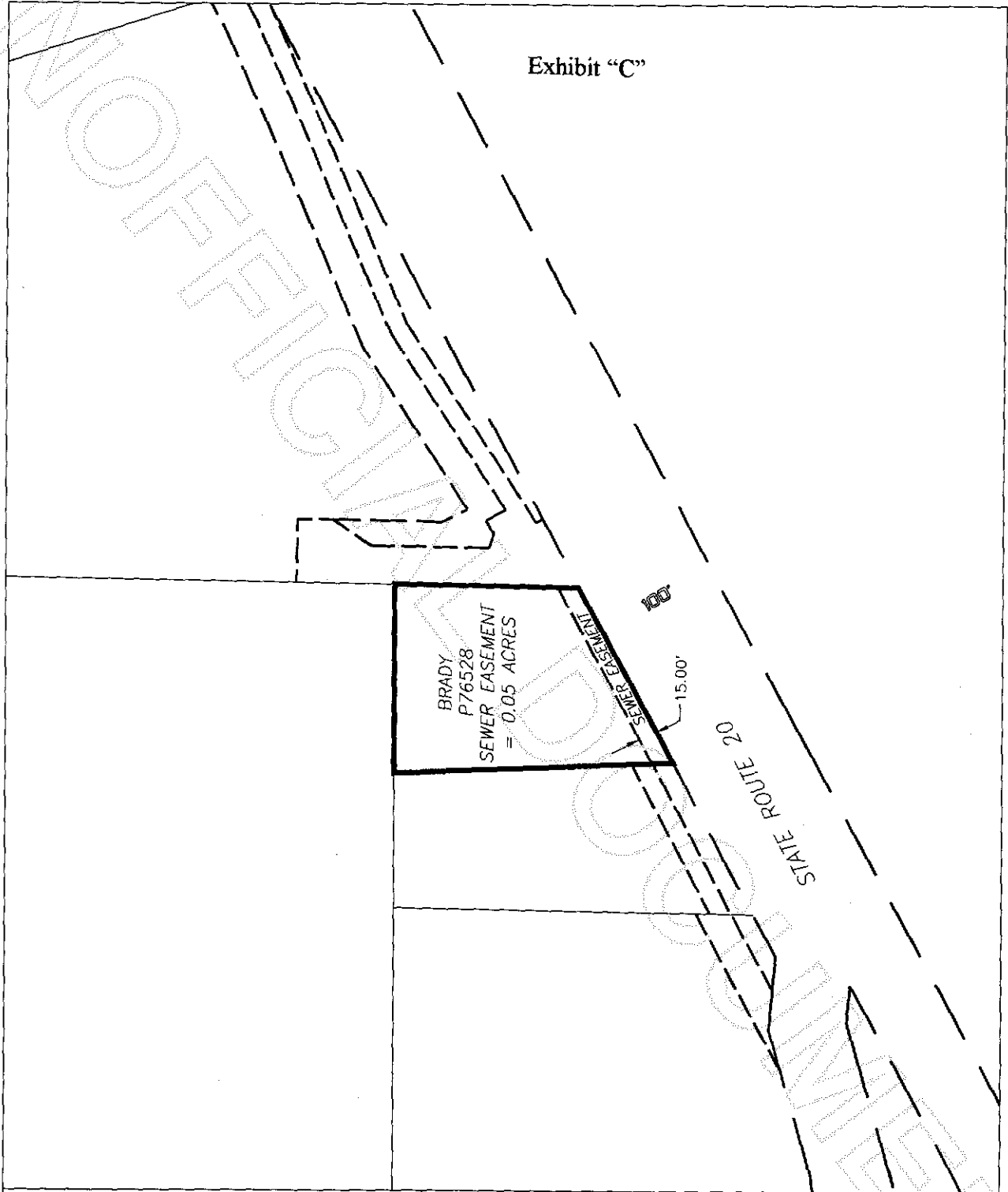
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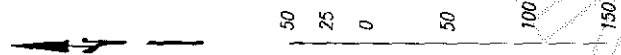
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Exhibit "C"



**Skagit**  
**Surveyors & Engineers**

SURVEYING • CIVIL ENGINEERING • SUBDIVISIONS • LAND USE PLANNING • ELEVATIONS  
806 Metcalf Street Sedro-Woolley, WA 98284 (360) 855-2121 Fax (360) 855-1658



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