

After recording return document to:  
State of Washington  
Department of General Administration  
Real Estate Services  
P O Box 41015  
Olympia WA 98504-1015



200805060053

Skagit County Auditor

5/6/2008 Page

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7 11:07AM

**Document Title: Sewer Line Easement**

**Grantor: Skagit County, a political subdivision of the State of Washington**

**Grantee: State of Washington, Department of General Administration**

**Abbreviated Legal Description: Section 18, Township 35 North, Range 5 East, W.M.**

**Assessor's Tax Parcel Number: a portion of P100648 (XrefID: 350518-1-001-0209)**

SKAGIT COUNTY

Contract # C20080269

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**SEWER LINE EASEMENT**

The Grantor, Skagit County, a political subdivision of the State of Washington, for and in consideration of mutual and offsetting benefits, and subject to the terms herein, does hereby convey unto the State of Washington, Department of General Administration, the Grantee, the non-exclusive perpetual easement ("the Easement") for a sanitary sewer line over, under and through the following described real estate (Grantor's Property):

A twenty (20) foot wide easement for construction, operation and maintenance of a sanitary sewer line over, under and through a portion of the east half of the northeast quarter of Section 18, Township 35 North, Range 5 East, W.M. the centerline of which is described as follows:

Commencing at the northeast corner of the southeast quarter of the northeast quarter of said Section 18; thence S 88°18'58"W along the north line of said subdivision, a distance 212.33 feet; thence N 1°23'23"W, a distance of 60.18 feet to a point on the southeasterly line of the Campus Site as shown on that certain survey filed in Volume 10 of Surveys at pages 148 and 149 which point is the point of beginning of this centerline description; thence S 1°23'23"E, a distance of 94.53 feet; thence S 59°35'35"W, a distance of 299.35 feet; thence S 42°57'39"W, a distance of 1199.55 feet to the east line of Fruitdale Road and the terminal point of this description which point is on the east line of the west 20 feet of said subdivision and 289.31 feet from the southeast corner thereof.

Situate in Skagit County, Washington.

AS DEPICTED ON THE DRAWINGS MARKED EXHIBIT "A" ATTACHED HERETO, AND BY REFERENCE MADE A PART HEREOF.

1. **Use of Easement.** In the event Grantee fails to use, or ceases to use, the Easement herein conveyed for a period of five (5) successive years, such Easement and all of Grantee's rights pertaining thereto, as herein provided, shall terminate and revert to the Grantor. Grantee shall be solely and separately liable and responsible for the any and all use of the Easement by Grantee (or Grantee's agents), and any work performed within the Easement by Grantee (or Grantee's agents) shall be performed at the sole risk of Grantee. Any work performed by Grantee within the Easement shall be completed within a reasonable period of time, and Grantee shall promptly restore Grantor's Property to a condition substantially similar as to the preexisting condition of Grantor's Property prior to the work by Grantee. The Grantee's use of the Easement shall not unreasonably interfere with Grantor's current or potential future use of the Grantor's Property. Except as may already exist on Grantor's Property, Grantee shall not construct or place any sewer line utilities (or other structures or improvements) above-ground upon Grantor's Property.

*Original PWorks*

2. Modifications and Waivers. The Easement may be changed, modified, amended or waived only by subsequent written agreement executed by the parties hereto. Waiver or breach of any term or condition of this Easement shall not be considered a waiver of any prior or subsequent breach.
3. Governing Law: Venue. This Easement shall be construed under the laws of the State of Washington. It is agreed by the parties that the venue of any legal action brought under or relating to the terms of this Easement shall be in Skagit County, State of Washington.
4. Recording. This Easement Agreement shall be recorded with the Skagit County Auditor and shall become effective immediately upon recording.

IN WITNESS WHEREBY, the parties hereto have caused this instrument to be executed as of the dates set forth below.

Dated this 15<sup>th</sup> day of April, 2008.

GRANTOR:

BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON

**ABSENT**

By: \_\_\_\_\_  
DON MUNKS, Chairman

By: Kenneth A. Dahlstedt  
KENNETH A. DAHLSTEDT, Commissioner

By: Sharon D. Dillon  
SHARON DILLON, Commissioner

Attest: [Signature]  
Clerk of the Board

Recommended:

By: [Signature]  
Public Works Department Head

Approved as to form:

By: [Signature]  
Deputy Prosecuting Attorney

GRANTEE:

STATE OF WASHINGTON

Department of General Administration

[Signature]  
Robert Bippert, Senior Deputy Assistant Director  
Real Estate Services

Date: 4/30/08

[Signature]  
Pat Buker, Senior Assistant Director  
Division of Facilities

Title: AD - Facilities

Date: 4/30/08

APPROVED AS TO FORM:

Date: 4/25/08

By: [Signature]  
Assistant Attorney General  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 06 2008

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

SKAGIT COUNTY  
Contract # C20080269

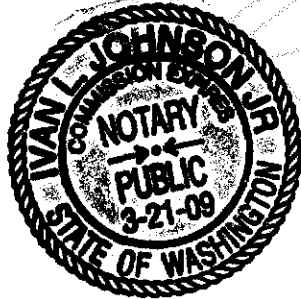
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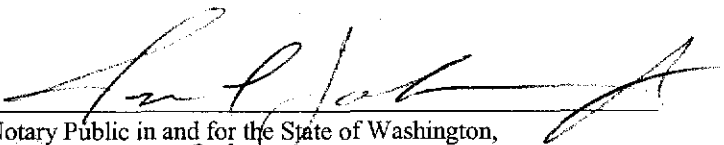
  
200805060053  
Skagit County Auditor

STATE OF WASHINGTON )  
 ) ss.  
County of Thurston )

I, the undersigned, a Notary Public, do hereby certify that on this 28<sup>th</sup> day of April, 2008, personally appeared before me ROBERT BIPPERT, Senior Deputy Assistant Director, Real Estate Services, Department of General Administration, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

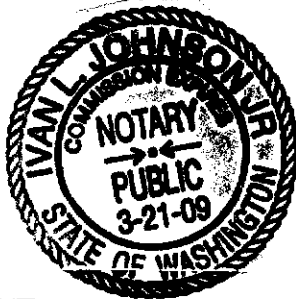


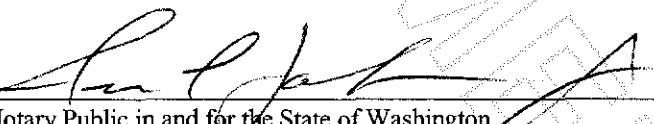
  
Notary Public in and for the State of Washington,  
Residing at Olympia  
My commission expires 3-21-09

STATE OF WASHINGTON )  
 ) ss.  
County of Thurston )

I, the undersigned, a Notary Public, do hereby certify that on this 30<sup>th</sup> day of April, 2008, personally appeared before me PAT BUKER, Senior Assistant Director, Division of Facilities, Department of General Administration, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



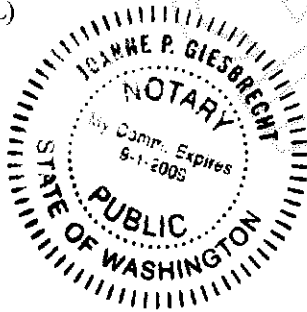
  
Notary Public in and for the State of Washington,  
Residing at Olympia  
My commission expires 3-21-09

STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

I, certify that I know that or have satisfactory evidence that ~~Don Marks~~, Kenneth A. Dahlstedt and/or Sharon Dillon is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 15<sup>th</sup> day of April, 2008.

(SEAL)



Notary Public  
Print name: JoAnne P. Giesbrecht  
Residing at Mount Vernon  
My commission expires 09-01-09

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EXHIBIT "A"



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION  
FOR  
WASHINGTON STATE DEPARTMENT OF GENERAL ADMINISTRATION  
OF  
SEWER LINE EASEMENT

November 27, 2007

A twenty (20) foot wide easement for construction, operation and maintenance of a sanitary sewer line over, under and through a portion of the east half of the northeast quarter of Section 18, Township 35 North, Range 5 East, W.M. the centerline of which is described as follows:

Commencing at the northeast corner of the southeast quarter of the northeast quarter of said Section 18; thence S 88°18'58"W along the north line of said subdivision, a distance 212.33 feet; thence N 1°23'23"W, a distance of 60.18 feet to a point on the southeasterly line of the Campus Site as shown on that certain survey filed in Volume 10 of Surveys at pages 148 and 149 which point is the point of beginning of this centerline description; thence S 1°23'23"E, a distance of 94.53 feet; thence S 59°35'35"W, a distance of 299.35 feet; thence S 42°57'39"W, a distance of 1199.55 feet to the east line of Fruitdale Road and the terminal point of this description which point is on the east line of the west 20 feet of said subdivision and 289.31 feet from the southeast corner thereof.

Situate in Skagit County, Washington.



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SEE SURVEY FILED IN VOLUME 10 OF SURVEYS AT PAGE  
148 AND 149 UNDER AF#9011130061.

LINE #	TABLE BEARING	DISTANCE
L1	N01°23'23"W	60.18'
L2	S01°23'23"E	34.35'

FRUITDALE ROAD

20'



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Northern State  
Fairway

Parcel 1-3

Approximate  
Location of Sewer  
Easement

Parcel 1-4

Prillwatz Road

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