

After recording return document to:

City of Sedro-Woolley
325 Metcalf St
Sedro Woolley, WA 98284

Attention: Mark A. Freiburger, PE, Director of Public Works/City Engineer



200811190087

Skagit County Auditor

11/19/2008 Page 1 of 5 2:18PM

GUARDIAN NORTHWEST TITLE CO.

94413-2

Grantor(s): Patrick A. Rimmer Family Limited Partnership

Grantee: City of Sedro-Woolley

Legal Description: Ptn of Lots 3 - 8, Blk 1, Moore's Add to Woolley, V 2, P 62

Assessor's Tax Parcel Number(s): 4167-001-008-0001 (P76818)

Project Parcel #P76818

SR 20 N Skagit F & S Roundabout

ROADWAY SLOPE AND PUBLIC UTILITY EASEMENT

The Grantor, Patrick A. Rimmer Family Limited Partnership, for and in consideration of mutual benefits and in further consideration of the general public welfare and of the peculiar and special benefits to accrue to us therefrom, convey(s) and warrant(s) unto the City of Sedro-Woolley a Municipal Corporation in Skagit County and its assigns, a permanent public non-exclusive easement over, under, upon and across the hereinafter described lands per **Exhibit A** for the purpose of installing, constructing, maintaining, removing, repairing and using public utilities, together with all connections, and appurtenances thereto, with the right of ingress to and egress from said described lands; and together with a permanent public non-exclusive easement over, under, upon and across the hereinafter described lands per **Exhibit A** for the purposes of constructing and maintaining roadway slopes in excavation and/or embankment for roadway construction and support thereof. All rights herein are granted to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Said lands being situated in Skagit County, State of Washington, and described as follows:

See **Exhibit A** (Utility and Slope Easement legal) and **Exhibit B** (State Route 20 Utility and Slope Easement Exhibit Map) attached hereto and made a part hereof.

It is understood and agreed that, in the event the Grantor(s), (his/her/its/their) (heirs) successors or assigns, shall excavate and/or place an embankment upon the area covered by this slope easement to the level of the grade of the above mentioned roadway abutting thereon, all rights of the Grantee herein shall cease and terminate.

It is understood and agreed that delivery of this Easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the Grantee unless and until accepted and approved hereon in writing by the City of Sedro-Woolley.

Dated Nov. 17, 2008

Accepted and Approved:

Patrick A. Rimmer Family Limited Partnership City of Sedro - Woolley

By: Patrick A. Rimmer
Printed Name: Patrick A. Rimmer
Its: Mgr Partner

By: [Signature]
Printed Name: Alan Andersen
Its: Mayor
Date: 11-18-08

By: _____
Printed Name: _____
Its: _____

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 18 2008

Amount Paid \$ 0
Skagit Co. Treasurer
B. [Signature] Deputy



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

On November 17, 2008 before me, Kathryn L. Hunter, Notary Public

personally appeared Patrick A. Rimmer



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kathryn L. Hunter
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____



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EXHIBIT A – Utility and Slope Legal

THAT PORTION OF LOTS 3 THROUGH 5, BLOCK 1 OF "MOORE'S ADD. TO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 3 AND THE NORTH MARGIN OF SR 20; THENCE NORTH $0^{\circ}55'39''$ EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH $0^{\circ}55'39''$ EAST ALONG SAID WEST LINE FOR A DISTANCE OF 10.36 FEET TO A POINT ON THE ARC OF A NON TANGENTIAL CURVE WHOSE CENTER BEARS NORTH $15^{\circ}09'38''$ WEST HAVING A RADIUS OF 89.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $59^{\circ}34'41''$ FOR A DISTANCE OF 93.07 FEET; THENCE NORTH $0^{\circ}35'40''$ EAST FOR A DISTANCE OF 63.34 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE SOUTH $88^{\circ}16'30''$ EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH $0^{\circ}35'40''$ WEST FOR A DISTANCE OF 64.40 FEET TO A POINT ON THE ARC OF A NON TANGENTIAL CURVE WHOSE CENTER BEARS NORTH $75^{\circ}29'57''$ WEST HAVING A RADIUS OF 99.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $61^{\circ}59'33''$ FOR A DISTANCE OF 107.66 FEET TO THE WEST LINE OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING.

CONTAINING 1,642 SQUARE FEET.

SITUATE IN SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

SEE ATTACHED EXHIBIT B



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SECTION 24; TWN 35N; RNG 4E W.M.

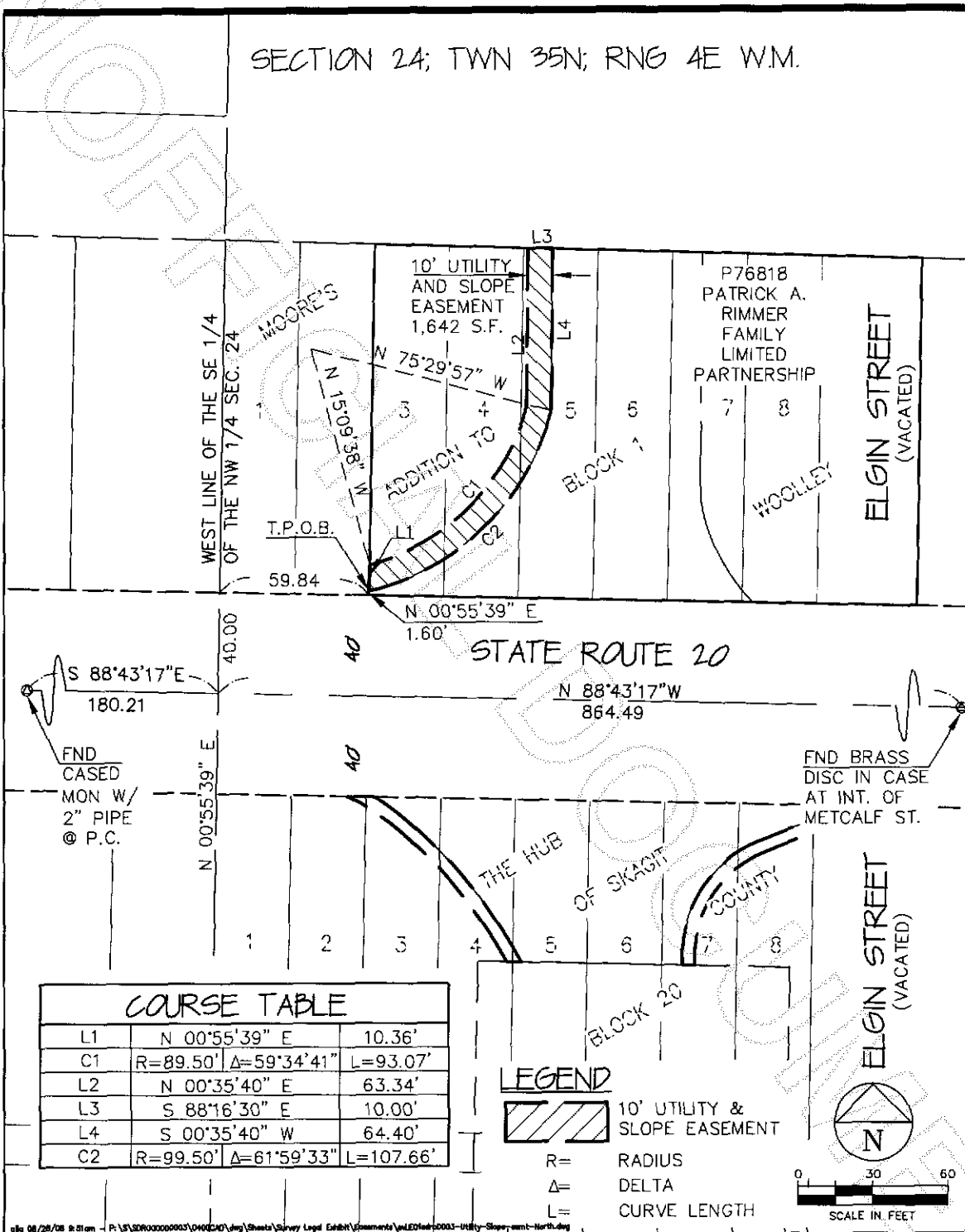


EXHIBIT B

DATE: 6/27/2008 DESIGN: gja
 RE: SDR00003 / svLE01ad0003-Slope-easmt-North DRAWN: gja

DAVID EVANS AND ASSOCIATES INC.
 119 Grand Avenue, Suite D
 Bellingham Washington 98225
 Phone: 360.647.7151

STATE ROUTE 20 UTILITY & SLOPE EASEMENT EXHIBIT MAP



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