When recorded return to: Patrick A. Rimmer P.O. Box 394 Burlington, WA 98233



11/19/2008 Page

2:22PM

STATUTORY WARRANTY DEED

P76821 THE GRANTOR(S) City of Sedro-Woolley, a Washington Municipal Corporation, for and in consideration of the terms of that certain agreement between the City of Sedro-Woolley and the Patrick A. Rimmer Family Limited Partnership dated November 19, 2008, conveys, and warrants to Patrick A. Rimmer Family Limited Partnership described real estate, situated in the County of Skagit, State of Washington:

LOTS 4, 5 AND THE EAST 20 FEET OF LOT 3 OF BLOCK 2, MOORE'S ADDITION TO WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ALSO TOGETHER WITH THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING BETWEEN A LINE RUNNING NORTH AND SOUTH ALONG THE WEST LINE OF THE EAST 20 FEET OF LOT 3 AND THE EAST BOUNDARY OF LOT 5 OF BLOCK 2 OF "MOORE'S ADDITION TO WOOLLEY," PRODUCED NORTH. (PER THE TERMS OF SKAGIT COUNTY SUPERIOR COURT JUDGMENT TO QUIET TITLE, NO. 00-2-00260-5).

Provided that the City of Sedro-Woolley reserves unto itself an easement for utilities over, across and under the east twenty (20) feet of the property described above as follows:

1. Nature and Location of Easement. The Easement reserved herein shall be a permanent easement for the benefit of the City of Sedro-Woolley over, upon, across, through and under the east twenty (20) feet of the property described above, for the purposes of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating sewer lines, together with all facilities, connectors, pump stations and appurtenances ("Sewer Lines"), including the right of ingress and egress with all necessary vehicles and equipment for said purposes.

2. Right of Entry. Grantee shall have the right, without notice and at all times as may be necessary to enter upon the Easement Area to install, lay, construct, maintain, inspect, repair, remove, replace, renew, use and operate the Sewer Lines.

3. Encroachment/Construction Activity. The fee owner 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 the City's prior approval. The fee owner 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 the City, provided the fee owner 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 Property and shall be binding upon Grantee and Grantor and their respective successors, heirs and assigns.

Tax Parcel Number(s): P76821

Dated: 11-18-08

Mike Anderson, Mayor

ATTEST:

K. Nelson

Patsy Nelson, Clerk-Treasurer

3780

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

NOV 1 9 2008

Amount Paid \$ Ø Skagit Co. Treasurer By M.and Deputy

STATE OF LASHINGTON

COUNTY OF SKAG IT

I certify that I know or have satisfactory evidence that MIKE ANDERSON and PATSY NELSON are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath authorized to execute the instrument and acknowledge it as the stated that they аге OF SEDRO-WOOLLEY MAYOR and CITY CLERK-TREASURER of the CITY of to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

SS.

Dated: 11-18.08

E. M. BERG STATE OF WASHINGTON NOTARY ----- PUBLIC My Commission Expires 6-12-2011 The

11/19/2008 Page

Notary name printed or typed: EM Notary Notary Public in and for the State of Active Residing at UKuuu My appointment expires: (0.12.2011



Skagit County Auditor

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4

Accepted and approved:

Patrick A. Rimmer Family Limited Partnership

By: 12

PATRICK A. RIMMER Its: General Partner

STATE OF WASHINGTON

County of

I certify that I know or have satisfactory evidence that PATRICK A. RIMMER is the person who appeared before me, and said person acknowledged that he is the individual described in and who signed this instrument as General Partner of the Patrick A. Rimmer Family Limited Partnership, a Limited Partnership, and acknowledged it to be his free and voluntary act, for the uses and purposes mentioned in this instrument, and on oath stated that he is authorized to execute the instrument.

SS.

DATED:

Name (typed or printed): NOTARY PUBLIC in and for the State of Washington Residing at My appointment expires:



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ne on the basis of satisfactory evidence to whose name(s) is/are subscribed to the ent and acknowledged to me that cuted the same in his/her/their authorized d that by his/her/their signature(s) on the berson(s), or the entity upon behalf of n(s) acted, executed the instrument. PENALTY OF PERJURY under the laws california that the foregoing paragraph is and and official seal.	State of California County of
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