

Please Return To:

City of Sedro-Woolley

325 Metcalf St

Sedro Woolley, WA 98284

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



200901130032

Skagit County Auditor

1/13/2009 Page

1 of

3 10:31AM

Document Title: Roadway and Bus Turn Out Easement	GUARDIAN NORTHWEST TITLE CO. ACCOMMODATION RECORDING ONLY
Grantor: Natural products Partners	m9284
Grantee: City of Sedro-Woolley	
Legal Description: (abbreviated form i.e. lot, block, plat name, section-township-range) PTN SW-SE 18-35-5	
<input checked="" type="checkbox"/> Additional legal is included as "Exhibit A."	
Assessor's Property Tax Parcel Account Number(s): P39408	
Reference: Project Number Fruitdale Road and McGarigle Road Improvements Project Project Parcel # _____	

No Consideration Paid!

ROADWAY AND BUS TURN OUT EASEMENT

Grantor, NATURAL PRODUCTS PARTNERS, a Washington general partnership, for valuable consideration received, does hereby grant and convey to Grantee, The City of Sedro-Woolley a Municipal Corporation in Skagit County, Washington, its successors and assigns, a permanent non-exclusive easement, over, in, along, across and upon the following described property.

Legal Description of the Natural Products Partners parcel

Parcel "B"

Lot 2 of Skagit County Short Plat No. 92-019, approved August 25, 1995 and recorded August 30, 1995 in Volume 12 of Short Plats, page 25, under Auditor's File No. 9508300056, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M., records of Skagit County, Washington;

EASEMENT FOR BUS TURN-OUT

That portion of the above described Parcel "B", for bus turn-out easement purposes, to the City of Sedro-Woolley, easement described as follows:

Beginning at the Northeast corner of said Lot 2; thence South 89°49'06" West, along the North line of said Lot 2, a distance of 8.75 feet; thence South 18°59'42" East a distance of 27.17 feet to the East line of said Lot 2; thence North 00°12'00" West along said line, a distance of 25.72 feet to the point of beginning.

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

For public streets, bus turn out, and associated purposes of all kinds and constructing, reconstructing, installing, repairing, using and maintaining said streets, bus turn out and associated purposes together with the right of ingress and egress thereto without prior institution of any suit or proceedings of law and without incurring any legal obligation or liability therefore. This easement is granted subject to the following terms and conditions:

1. Grantee shall, upon completion of any work within the property covered by this easement (excluding the permanent public improvements), restore the surface of the easement and any private improvements disturbed or destroyed during execution of the work, as nearly as practical to their normal conditions that they were in immediately before the commencement of the work or entry by Grantee.
2. Grantor shall not interfere with the easement rights granted to Grantee. Grantor shall not:



200901130032

Skagit County Auditor

- a. Erect or maintain any buildings or structures within the easement; or
- b. Disturb the lateral and subjacent support of the roadway, bus turn out and other uses of the easement by the Grantee; or
- c. Plant trees, shrubs, or vegetation having deep root patterns that may cause damage to or interfere with the use of the street and bus turn out.

The easement and covenants herein shall be recorded with the Skagit County Auditors Office shall run with the land and shall be binding upon Grantor and any heirs, successors and assigns.

DATED this 8th day of JANUARY, 2008⁹.

Grantor:

SEBASTIAN R. TEDRÓW, General Partner

TIMOTHY J. JONES, General Partner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

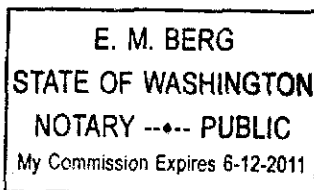
JAN 13 2009

Amount Paid \$ 100.00
Skagit Co. Treasurer
By MA Deputy

[illegible]

On this day personally appeared before me SEBASTIAN TEDROW and TIMOTHY JONES to me known to be the general partners of NATURAL PRODUCTS PARTNERS, a Washington general partnership, described herein, and who executed the within and foregoing instrument on behalf of said general partnership, and acknowledged that they signed the same as the free and voluntary act and deed of said general partnership, for the uses and purposes therein mentioned.

Given under my hand and official seal this 6th day of JANUARY 2008.



Notary Public in and for the State of
Washington, residing at LA Cumbre
My Commission Expires: 6-12-2011
Print Name: EM BERG



200901130032
Skagit County Auditor