

After recording, return to:

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200911170115

Skagit County Auditor

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Document Title(s) (or transactions contained therein)
1. UTILITY EASEMENT
Grantor(s) (Last name, first, then first name and initials)
1. Anacortes Concept, LLC
Grantee(s) (Last name first, then first name and initials)
1. Port of Anacortes, lessor, and Northwest Career & Technical Academy, lessee
Legal Description (abbreviated: i.e., lot, block plat or section, township, range, qtr./qtr.)
Lot 2B and ptn of 2A, AN SP 98-003 Revised in 19-35 E W.M.
Reference Number(s) of Documents assigned or released:
Assessor's Property Tax Parcel/Account Number
P118625/350219-0-040-0100, P32948/350219-0-040-0008

UTILITY EASEMENT

Grantor, Anacortes Concept, LLC, grants to Grantees, Port of Anacortes and Northwest Career & Technical College, a ten foot wide, twenty foot long perpetual, non-exclusive easement over, along and under that certain utility easement upon the westerly ten feet of grantor's property legally described as:

Lot 2B of that certain Boundary Line Adjustment Survey recorded June 6, 2003, under Auditor's File No. 200306060196, being a revision of Lots 2A, 2B, 2C and 2D, "Seafarer's View", as recorded under Auditor's File No. 200112030101, and that

certain Boundary Line Adjustment Survey recorded April 29, 2003, under Auditor's File No. 200304290104, records of Skagit County, Washington; being in portions of Government Lots 1 and 2, Section 19, Township 35 North, Range 2 East, W.M., Anacortes Harbor, according to the official map thereof on file with the State Land Commissioner at Olympia, Washington.

Said easement being more particularly described as follows:

Beginning at the southwest corner of Lot 2B, being the easterly right of way of R Avenue;

Thence N 00° 00' 25" E on the easterly right of way of R Avenue a distance of 221.47 ft, the True Point of Beginning;

Thence continuing on the east right of way of R Avenue N 00° 00' 25" E a distance of 20 ft; thence East 10 ft; thence south parallel to the right of way of R Avenue 20 ft; thence West 20 ft to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.

This granted easement is for the limited purpose of installing and maintaining a fireline water connection to that certain existing fireline water line currently located near the north boundary of grantor's property legally described above, and as such water line may be hereafter relocated. Grantor further grants to grantee an irrevocable license to go on its property for the limited purpose of making repairs and maintenance to the waterline, where it is now located or hereafter relocated, as may be necessary to maintain fire flows to grantee's property. The use of the granted easement and license shall be conditioned upon: grantee's restoration to previous condition all pavement, improvements, and landscaping disturbed by grantee's installation, maintenance, and repair activities; and the grantee performing the work shall hold harmless grantor from all injuries or damages caused thereby or arising therefrom. Said



The Property is generally located at 1601 "R" Avenue, between 17th Street and Seafarers' Way, Sections 18 and 19, Township 35 North, Range 2 East, Anacortes, Washington.

ANACORTES CONCEPT, LLC

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Amount Paid \$ 0.
Skagit Co. Treasurer
By MF Deputy

I certify that I know or have satisfactory evidence that MARC YOUNGBERG is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated (he/she) is authorized to execute the instrument and is _____ of ANACORTES CONCEPT, LLC, and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

A circular notary seal for Wendy J. Fauver. The outer ring contains the text "WENDY J. FAUVER" at the top and "STATE OF WASHINGTON" at the bottom. Inside this ring, the words "COMMISSION EXPIRES" and "NOTARY" are at the top, "PUBLIC" is at the bottom, and the date "03-15-12" is in the center. A small decorative flourish is positioned between "NOTARY" and "PUBLIC".

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