



201004090072

Skagit County Auditor

RETURN TO:
Public Utility District No. 1 of Skagit County
1415 Freeway Drive
P.O. Box 1436
Mount Vernon, WA 98273-1436

4/9/2010 Page 1 of 3 3:03PM

PUD UTILITY EASEMENT

THIS AGREEMENT is made this 20th day of MARCH, 2010, between **MICHAEL L. DON & KATHERINE A. HANSEN**, hereinafter referred to as "Grantor(s)", and **PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON**, a Municipal Corporation, hereinafter referred to as "District". Witnesseth:

WHEREAS, Grantor(s) are the owners of certain lands and premises situated in the County of Skagit, and

WHEREAS, the District wishes to acquire certain rights and privileges along, within, across, under, and upon the said lands and premises.

NOW, THEREFORE, Grantor(s), for and in consideration of mutual benefits and other valuable consideration, receipt of which is hereby acknowledged, conveys and grants to the District, its successors or assigns, the perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, sewer and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water, sewer and electronic information on facilities over, across, along, in and under the following described lands and premises in the County of Skagit, State of Washington, to wit:

P16169 - EXHIBIT "A" (EASEMENT MAP)

A twenty (20) foot wide easement over, under, and through Lot 2 of Short Plat #96-006 recorded in Volume 13 of Short Plats at page 122 and 123, records of Skagit County, Washington, the centerline of which is described as follows:

Beginning at the south end of the most westerly line of Lot 1 of said short plat; thence S 47°37'43"W, a distance of 26.14 feet to the point of curvature of a curve to the right having a radius of 132.00 feet; thence westerly along said curve through a central angle of 30°18'23", an arc distance of 69.82 feet; thence S 77°56'06"W, a distance of 48.90 feet to the point of curvature of a curve to the right having a radius of 84.00 feet; thence northwesterly along said curve through a central angle of 57°31'11", an arc distance of 84.83 feet; thence N 44°32'43"W, a distance of 143.41 feet to the point of curvature of a curve to the right having a radius of 223.00 feet; thence northwesterly along said curve through a central angle of 19°18'20", an arc distance of 75.14 feet to the south line of the northeast quarter of the southeast quarter of Section 1, Township 33 North, Range 4 East, W.M. and the terminal point of this centerline description.

TOGETHER WITH an easement over, under, and through portions of those certain sixty-foot (60') wide non-exclusive easements for access and utilities showing on the face of Short Plat #96-006 recorded in Volume 13 of Short Plats at page 122 and 123, records of Skagit County, Washington, lying within that portion of Lot 2 of said short plat conveyed to Michael L. Don by deed dates July 13, 2005, and recorded July 18, 2005 under Auditor's File No. 200507180143.

Situate in Skagit County, Washington.

together with the right of ingress to and egress from said lands across adjacent lands of the Grantor(s); also, the right to cut and/or trim all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor(s) which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor(s) agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor(s), their heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor(s) shall conduct their activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

The Grantor(s) also agree to and with the District that the Grantor(s) lawfully own the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances except as indicated in the above legal description, and that Grantor(s) will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Any mortgage on said land held by a mortgagee is hereby subordinated to the rights herein granted to the District; but in all other respects the mortgage shall remain unimpaired.

In Witness Whereof, the Grantor(s) hereunto sets his hand and seal this 20TH day of MARCH, 2010.

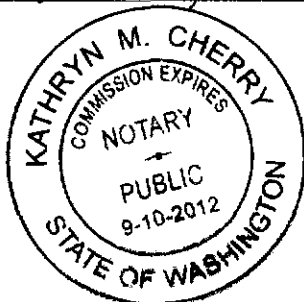
Mz LQ
MICHAEL L. DON

Katherine A. Hansen
KATHERINE A. HANSEN

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **MICHAEL L. DON** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in the instrument.

Date: March 20, 2010



Kathryn Cherry
Notary Public in and for the State of Washington
My appointment expires: 9-10-2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 09 2010

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **KATHERINE A. HANSEN** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in the instrument.

Date: March 20, 2010



Kathryn Cherry
Notary Public in and for the State of Washington
My appointment expires: 09-10-2012

Amount Paid \$
Skagit Co. Treasurer
By NA Deputy



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Skagit County Auditor

EXHIBIT "A"
NTS

EXISTING EASEMENT TO P.U.D. #1
CREATED BY SHORT PLAT 94-003
FILED IN AF#9505040047.



P16169
Michael L. Don
Katherine A. Hansen

LINE #	TABLE BEARING	DISTANCE
L1	S47°37'43"W	26.14'
L2	S77°56'06"W	48.90'
L3	N44°32'43"W	143.41'

CURVE #	RADIUS	TABLE DELTA	
C1	132.00'	30°18'23"	69.82'
C2	84.00'	57°31'11"	84.33'
C3	223.00'	19°18'20"	75.14'

**Exhibit Map of Additional
Easement to
P.U.D. No.1 OF SKAGIT
COUNTY**

SKAGIT SURVEYORS & ENGINEERS
806 METCALF ST.
SEDRO-WOOLLEY, WA 98284
(360) 855-2121
JN206009EX 23DEC09



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Skagit County Auditor