



201005190005

Skagit County Auditor

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## EASEMENT

GRANTOR: BULLER BROTHERS LLC  
GRANTEE: BULLERVILLE UTILITY DISTRICT

SHORT LEGAL: Portion SE 1/4 SW 1/4 Section 14, Township 35 North, Range 10 East W.M.

ASSESSOR'S PROPERTY TAX PARCEL: P45355/351014-3-005-0000

For and in consideration of an amount specified in the Lease Agreement for said property, and other valuable consideration in hand paid, BULLER BROTHERS LLC, a Washington limited liability company, ("Grantor" herein), hereby conveys and warrants to the Bullerville Utility District, a local Utility District ("Grantee" herein), for the purposes hereinafter set forth, an easement over, under, and through the following described real property ("Property" herein) in Skagit County, Washington:

A WELL PROTECTION ZONE EASEMENT OVER, UNDER AND THROUGH A 200 FOOT DIAMETER CIRCLE THE CENTER OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W. M. WHICH LIES N 87 57'19"W, A DISTANCE OF 533.95 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N 2 02'41" E, A DISTANCE OF 581.22 FEET TO AN EXISTING WELL, TAG #AHG045, AND THE CENTER OF SAID CIRCLE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Except as may be otherwise set forth herein Grantee's rights shall be exercised upon that portion of the Property (Easement Area) herein described as follows:

A 100' WELL CIRCLE at easterly well.

**1. Purpose.** Grantee shall have the right to construct, operate, maintain, repair, improve, and use the easement area for one utility system for purposes of transmission, distribution and sale of water. Such system may include, but are not limited to:

Underground facilities (piping and power lines), area mowing and grooming, and a small well house.

Following the initial construction of all or a portion of its systems, Grantee may, from time to time, construct such additional facilities as it may require for such a system. Grantee shall have the right of access to the Easement area over and across the Property to enable Grantee to exercise its rights hereunder. Grantee shall compensate Grantor for any damage to the Property caused by the exercise of such right of access by Grantee.

**2. Easement Area Clearing and Maintenance.** Grantee shall have the right to cut, remove and dispose of any and all brush, trees, or other vegetation in the Easement Area. Grantee shall also have the right to control, on a continuing basis, and by any prudent and reasonable means, the establishment and growth of brush, trees or other vegetation in the Easement Area.

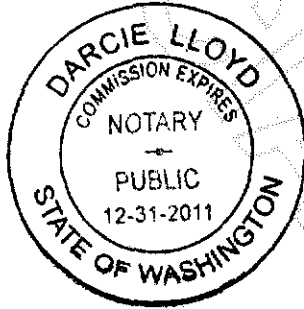
**3. This Easement shall be controlled by the terms of property lease agreements, and shall exist only according to the terms and conditions present herein.**

DATED: 18 May, 2010

Madrene E. Clark  
Madrene E. Clark

STATE OF WASHINGTON )  
( ss.  
SKAGIT COUNTY )

On this 18 day of May, in the year 2010, before me personally appeared ~~Donald R. Clark~~ Madrene known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that <sup>she</sup> executed the same on his own free will and voluntary act and deed for the purposes therein mentioned.



Darcie Lloyd  
NOTARY PUBLIC IN AND FOR  
THE STATE OF WASHINGTON,  
Residing at Concrete  
My commission expires: 12/31/2011  
Printed Name: Darcie Lloyd

Easement  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 19 2010

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

Easement, BUD, 5-3-10.pub



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