



201105200068  
Skagit County Auditor

5/20/2011 Page 1 of 4 3:43PM

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

**PUD UTILITY EASEMENT**

THIS AGREEMENT is made this 19<sup>th</sup> day of April, 2011, between **FANCYWOOD INTERNATIONAL, LLC** 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 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 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:

**P104336**  
**EXHIBIT "A" – Easement Legal Description**  
**EXHIBIT "B" – Easement Map**

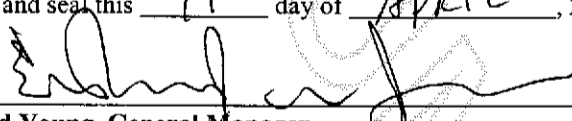
together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor 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.

Grantors, 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. Grantors 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 Grantors also agree to and with the District that the Grantors 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 Grantors 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.

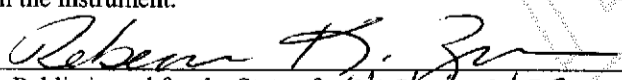
In Witness Whereof, the Grantor hereunto sets his hand and seal this 19<sup>th</sup> day of April, 2011.

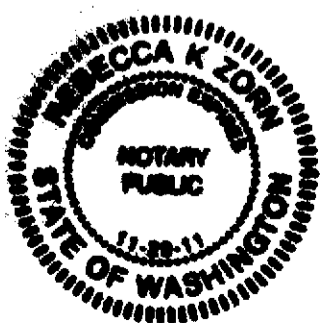
  
\_\_\_\_\_  
**Ed Young, General Manager**  
**FANCYWOOD INTERNATIONAL, LLC**

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **Ed Young** 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 as **General Manager** of **FANCYWOOD INTERNATIONAL, LLC** to be the free and voluntary act for the uses and purposes mentioned in the instrument.

Date: April 19<sup>th</sup>

  
\_\_\_\_\_  
Notary Public in and for the State of Washington  
My appointment expires: 11-29-11



*easement*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

C.O. # 4684  
MAY 20 2011 W.O. # 10-3365

Amount Paid \$   
Skagit Co. Treasurer  
By JMM Deputy

**Exhibit A**  
**PUD Utility Easement**

THAT PORTION OF LOT 67, EAGLEMONT PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 9401250031, SKAGIT COUNTY WASHINGTON, BEING A STRIP OF LAND 20.00 FEET IN WIDTH LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SAID QUARTER CORNER BEING ON THE SOUTHERLY LINE OF SAID LOT 67;  
THENCE SOUTH 88°37'55" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 575.43 FEET;  
THENCE ALONG THE COMMON LINE BETWEEN LOTS 67 AND 68, SAID PLAT OF EAGLEMONT PHASE 1A, THE FOLLOWING SEVEN (7) COURSES;  
THENCE NORTH 0°22'55" WEST A DISTANCE OF 537.85 FEET;  
THENCE SOUTH 65°29'13" EAST A DISTANCE OF 277.62 FEET;  
THENCE SOUTH 88°10'43" EAST A DISTANCE OF 591.80 FEET;  
THENCE NORTH 8°41'14" WEST A DISTANCE OF 125.87 FEET;  
THENCE NORTH 21°09'18" EAST A DISTANCE OF 86.06 FEET;  
THENCE NORTH 73°08'11" EAST A DISTANCE OF 64.07 FEET;  
THENCE NORTH 0°28'05" EAST A DISTANCE OF 89.23 FEET TO THE SOUTHERLY MARGIN OF EAGLEMONT DRIVE;  
THENCE NORTH 80°58'59" WEST ALONG SAID SOUTHERLY MARGIN A DISTANCE OF 68.63 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;  
THENCE SOUTH 9°01'01" WEST A DISTANCE OF 14.55 FEET;  
THENCE SOUTH 55°58'09" WEST A DISTANCE OF 52.04 FEET;  
THENCE SOUTH 10°58'09" WEST A DISTANCE OF 95.89 FEET;  
THENCE SOUTH 57°52'47" WEST A DISTANCE OF 18.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 513.62 FEET TO WHICH A RADIAL LINE BEARS SOUTH 11°53'37" WEST;  
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°19'36" AN ARC DISTANCE OF 11.89 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT A";  
THENCE CONTINUING WESTERLY AND NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 513.62 FEET THROUGH A CENTRAL ANGLE OF 12°36'20" AN ARC DISTANCE OF 113.00 FEET;  
THENCE NORTH 64°33'38" WEST A DISTANCE OF 25.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 300.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°49'57" AN ARC DISTANCE OF 41.01 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 515.62 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°14'45" AN ARC DISTANCE OF 74.21 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT B";  
THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 515.62 FEET THROUGH A CENTRAL ANGLE OF 3°56'55" AN ARC DISTANCE OF 35.53 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT C";  
THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 625.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 45°27'59" WEST, THROUGH A CENTRAL ANGLE OF 1°48'27" AN ARC DISTANCE OF 19.72 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT D";  
THENCE CONTINUING NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 625.00 FEET THROUGH A CENTRAL ANGLE OF 20°03'16" AN ARC DISTANCE OF 218.76 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT E";  
THENCE CONTINUING NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 625.00 FEET THROUGH A CENTRAL ANGLE OF 1°39'18" AN ARC DISTANCE OF 18.05 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT F";  
THENCE NORTH 69°36'00" EAST A DISTANCE OF 66.95 FEET;  
THENCE SOUTH 65°24'00" EAST A DISTANCE OF 101.65 FEET;  
THENCE NORTH 60°16'09" EAST A DISTANCE OF 28.49 FEET TO THE SOUTHWESTERLY MARGIN OF EAGLEMONT DRIVE AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION;



ALSO,

A STRIP OF LAND 20.00 FEET IN WIDTH LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT A";  
THENCE NORTH 13°10'53" EAST A DISTANCE OF 21.79 FEET AND THE  
TERMINUS OF THIS CENTERLINE DESCRIPTION;

ALSO,

A STRIP OF LAND 20.00 FEET IN WIDTH LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT B";  
THENCE SOUTH 41°32'14" WEST A DISTANCE OF 133.54 FEET AND THE  
TERMINUS OF THIS CENTERLINE DESCRIPTION;

ALSO,

A STRIP OF LAND 20.00 FEET IN WIDTH LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT C";  
THENCE NORTH 45°47'34" EAST A DISTANCE OF 27.40 FEET AND THE  
TERMINUS OF THIS CENTERLINE DESCRIPTION;

ALSO,

A STRIP OF LAND 20.00 FEET IN WIDTH LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT D";  
THENCE SOUTH 47°19'10" WEST A DISTANCE OF 39.23 FEET AND THE  
TERMINUS OF THIS CENTERLINE DESCRIPTION;

ALSO,

A STRIP OF LAND 20.00 FEET IN WIDTH LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

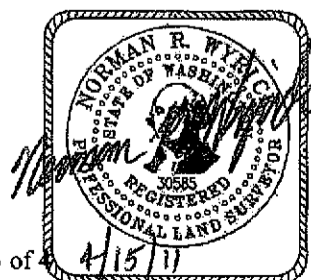
BEGINNING AT THE AFOREMENTIONED "POINT E";  
THENCE NORTH 67°54'59" EAST A DISTANCE OF 23.65 FEET AND THE  
TERMINUS OF THIS CENTERLINE DESCRIPTION;

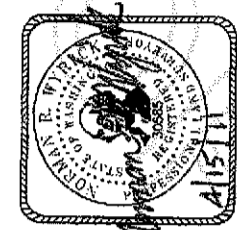
ALSO,

A STRIP OF LAND 20.00 FEET IN WIDTH LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT F";  
THENCE SOUTH 69°36'00" WEST A DISTANCE OF 18.00 FEET;  
THENCE NORTH 84°29'33" WEST A DISTANCE OF 78.61 FEET AND THE  
TERMINUS OF THIS CENTERLINE DESCRIPTION;

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.





**NORTH**  
 0 120'  
 SCALE: 1"=120'

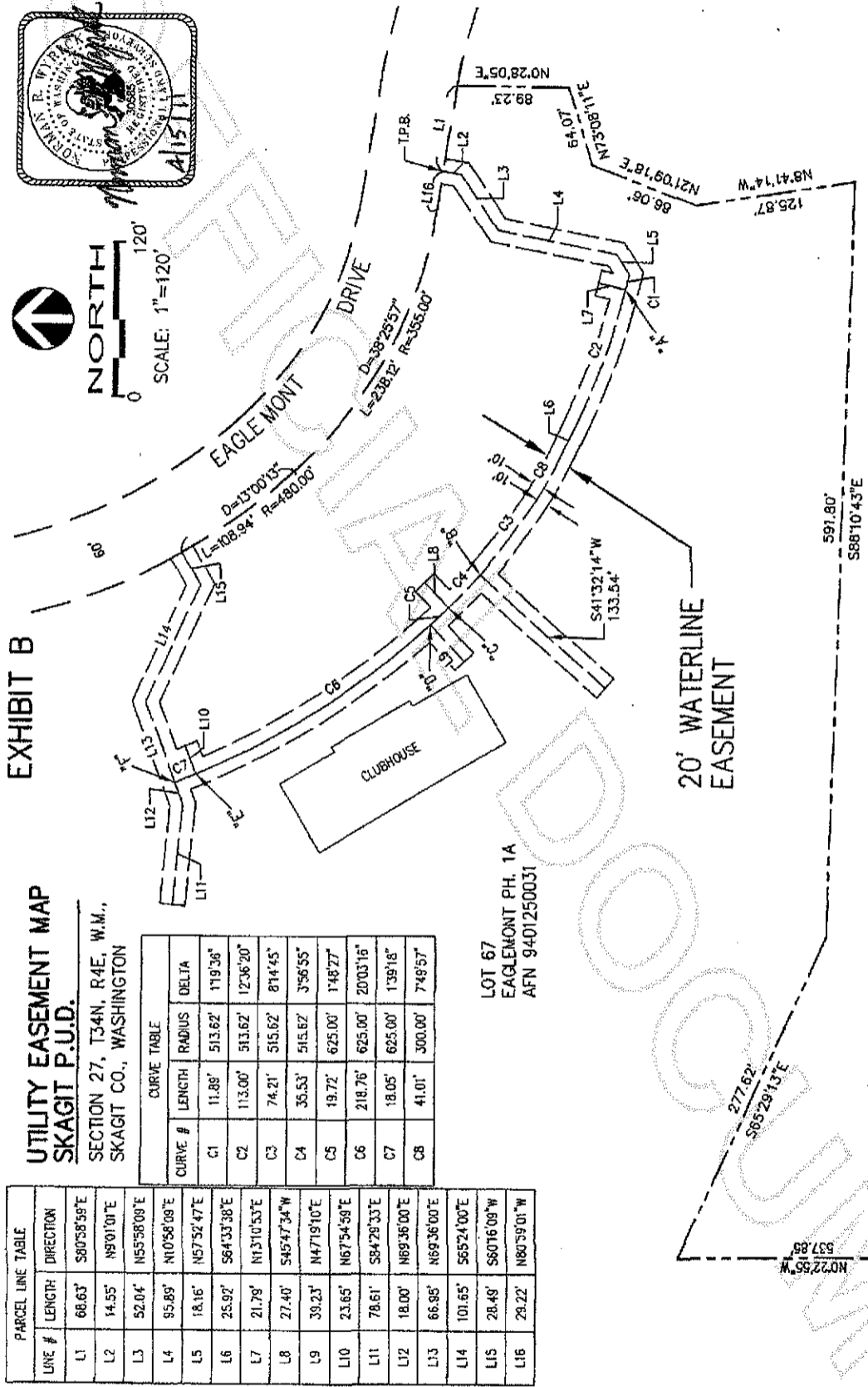
**EXHIBIT B**

**UTILITY EASEMENT MAP  
 SKAGIT P.U.D.**

SECTION 27, T34N, R4E, W.M.,  
 SKAGIT CO., WASHINGTON

PARCEL LINE TABLE	
LINE #	LENGTH   DIRECTION
L1	68.63' S80°58'59"E
L2	14.55' N9°01'01"E
L3	52.04' N55°58'09"E
L4	95.89' N10°58'09"E
L5	18.16' N57°52'47"E
L6	25.92' S64°33'38"E
L7	21.79' N15°10'53"E
L8	27.40' S45°47'34"W
L9	39.23' N47°19'10"E
L10	23.65' N67°54'59"E
L11	78.61' S84°28'33"E
L12	18.00' N69°36'00"E
L13	66.95' N69°36'00"E
L14	101.65' S65°24'00"E
L15	28.48' S60°16'09"W
L16	29.22' N80°59'01"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	11.89'	513.62'	119°36"
C2	113.00'	513.62'	123°6'20"
C3	74.21'	515.62'	81°4'45"
C4	35.53'	515.62'	3°56'55"
C5	19.72'	625.00'	1°48'27"
C6	218.76'	625.00'	20°03'16"
C7	18.05'	625.00'	1°39'18"
C8	41.01'	300.00'	7°48'57"



**WYRICK SURVEYING**  
 3409 McDougall Avenue, Suite 104  
 Everett, Washington 98201  
 Ph. 425-359-2729