

**RETURN TO:**

Lower Cedardale Water Association  
ATTN: Steve Purnell, President  
19757 Nelson Road  
Mount Vernon, WA 98273



201105310064  
Skagit County Auditor

5/31/2011 Page 1 of 4 9:03AM

**Title:** Water Utility Easement

**Grantor:** Victor Benson

**Grantee:** Lower Cedardale Water Association

**Short Legal:** Portion of SW1/4, Section 9, T.33N., R.4E., W.M.

**Assessor's Property Tax Parcel:** 330409-3-006-0006, P16598

**WATER UTILITY EASEMENT**

**KNOW ALL BY THESE PRESENTS, THAT Victor Benson** hereinafter called the GRANTOR, does hereby grant unto the **Lower Cedardale Water Association**, hereinafter called the ASSOCIATION, its successors in interest and assigns, a permanent easement and right-of-way, including the permanent right to construct, reconstruct, operate, and maintain **a Well and Water Line Utility** on the following described land:

**Abbreviated Legal Description:** Portion of Southwest 1/4, Section 9, Township 33 North, Range 4 East, Willamette Meridian, as further described within Exhibit A

See Exhibit "A" Full Legal Description

See Exhibit "B" Easement Map

**TO HAVE AND TO HOLD**, the above described easement unto the ASSOCIATION, its successors in interest and assigns.

GRANTOR reserves the right to use the surface of the land for roadways, walkways, plantings, agriculture, fish & wildlife habitat and other related and established uses. Such uses undertaken by the GRANTOR shall not be inconsistent or interfere with the use of the subject easement area by the ASSOCIATION. No building shall be placed upon, under, or within the foregoing easement during the term thereof, however, without the written permission of the ASSOCIATION.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*Easement*  
**MAY 31 2011**

Amount Paid \$  
Skagit Co. Treasurer  
By *mlm* Deputy

Upon completion of the construction, the ASSOCIATION shall restore the surface of the property to its original condition and shall indemnify and hold the GRANTOR harmless against any and all loss, cost, or damage arising out of the exercise of the rights granted herein.

The true consideration of this conveyance is \$1.00, the receipt of which is hereby acknowledged by GRANTOR.

The GRANTOR above named hereby covenants to and with the ASSOCIATION, and ASSOCIATION's successors in interest and assigns that GRANTOR lawfully owns, fee simple, the above granted premises, free from all encumbrances and that GRANTOR and their heirs and personal representatives shall warrant and defend the said premises conveyed to the ASSOCIATION, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR(s) has executed this instrument this 27 day of May, 2011.

GRANTOR:

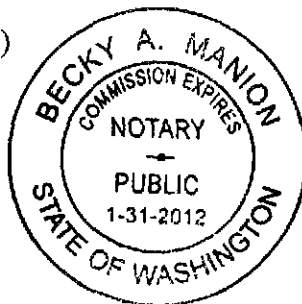
Victor Benson  
Victor Benson

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF SKAGIT     )

I certify that I know or have satisfactory evidence that Victor Benson is the person who appeared before me, and said person acknowledged that he signed the instrument, on oath stated that he executed the forgoing instrument as his free and voluntary act for the uses and purposes herein mentioned.

DATED this 27<sup>th</sup> day of May, 2011.

(SEAL)



Becky A Manion  
Notary Public  
Print Name: Becky A Manion  
Residing at: Mount Vernon  
My commission expires: 1/31/12



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**"Exhibit A": LEGAL DESCRIPTION**

10 FOOT WIDE WATERLINE EASEMENT IN SECTION 9, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. IN SKAGIT COUNTY, WA FOR LOWER CEDARDALE WATER ASSOCIATION ON PROPERTY OWNED BY VIC BENSON LCOATED AT 19993 E JOHNSON ROAD, MOUNT VERNON, WA. PARCEL NO. 16598.

**DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. IN SKAGIT COUNTY, WA. THENCE SOUTH  $89^{\circ}43'50''$  EAST A DISTANCE OF 2617.24 FEET MEASURED ALONG THE SOUTH SECTION LINE TO THE SOUTH EAST SECTION CORNER OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. IN SKAGIT COUNTY, WA.

THENCE NORTH  $38^{\circ}25'32''$  EAST 680.79 FEET TO POINT OF BEGINNING OF A EASEMENT FOR WATERLINE PURPOSES 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

THENCE SOUTH  $84^{\circ}13'39''$  EAST 164.64 FEET;  
THENCE SOUTH  $61^{\circ}32'22''$  EAST 8.42 FEET;  
THENCE NORTH  $49^{\circ}36'31''$  EAST 34.62 FEET;  
THENCE NORTH  $66^{\circ}44'33''$  EAST 21.59 FEET;  
THENCE SOUTH  $70^{\circ}27'55''$  EAST 18.27 FEET;  
THENCE NORTH  $67^{\circ}32'17''$  EAST 26.85 FEET;  
THENCE NORTH  $38^{\circ}41'02''$  EAST 42.66 FEET;  
THENCE NORTH  $56^{\circ}42'18''$  EAST 30.41 FEET;  
THENCE SOUTH  $89^{\circ}26'13''$  EAST 37.75 FEET;  
THENCE SOUTH  $53^{\circ}04'57''$  EAST 53.60 FEET;  
THENCE SOUTH  $38^{\circ}12'38''$  EAST 47.26 FEET;  
THENCE SOUTH  $43^{\circ}15'58''$  EAST 53.91 FEET;  
THENCE SOUTH  $49^{\circ}26'10''$  EAST 197.33 FEET;  
THENCE SOUTH  $51^{\circ}13'31''$  EAST 93.73 FEET;  
THENCE SOUTH  $45^{\circ}37'24''$  EAST 41.24 FEET;  
THENCE SOUTH  $28^{\circ}23'06''$  EAST 25.74 FEET;  
THENCE SOUTH  $55^{\circ}46'52''$  EAST 81.84 FEET;  
THENCE SOUTH  $20^{\circ}29'36''$  EAST 18.17 FEET;  
THENCE SOUTH  $29^{\circ}23'29''$  EAST 23.50 FEET TO THE TERMINUS OF THE ABOVE DESCRIBED CENTERLINE.

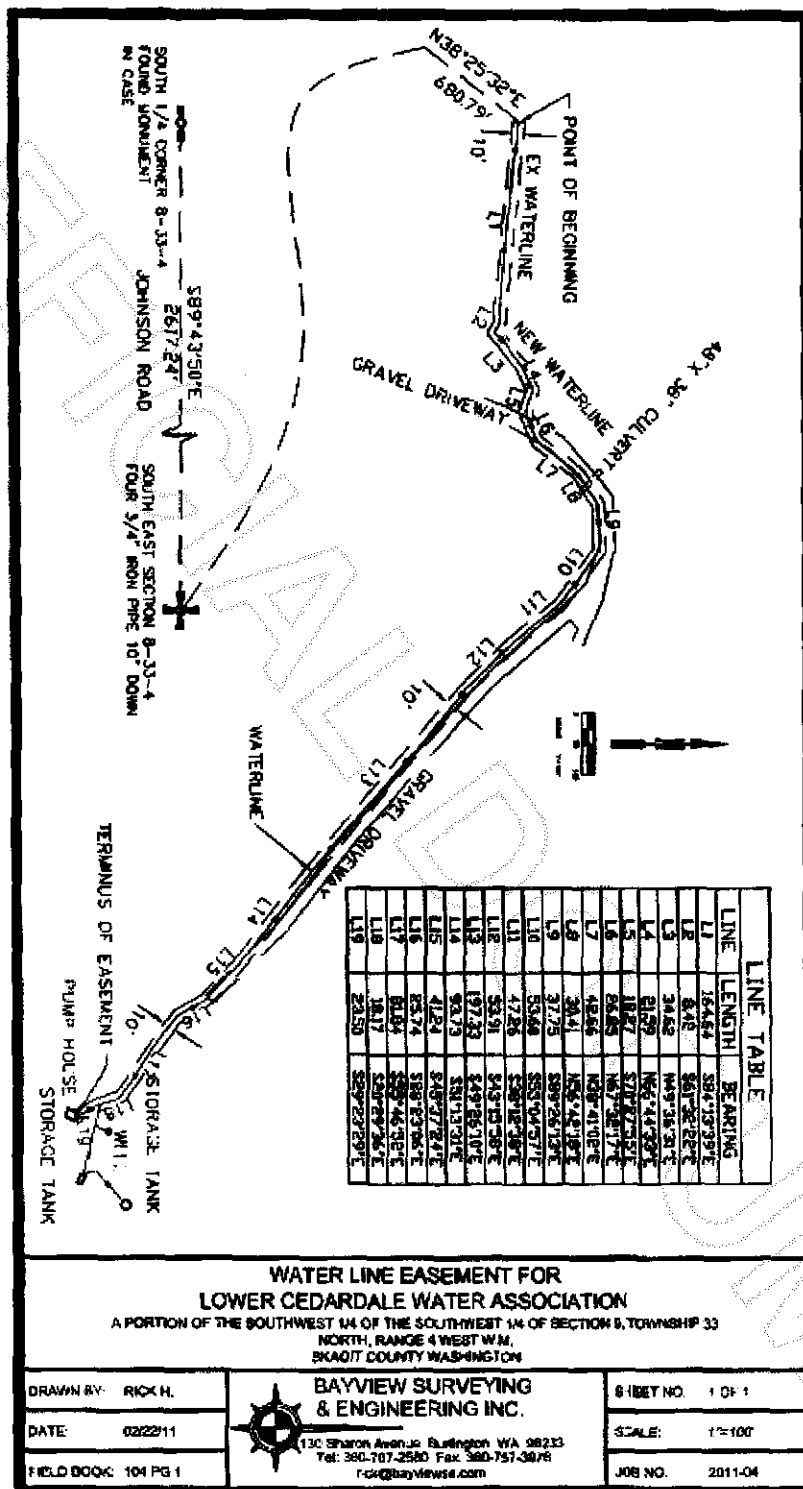
THE SIDE LINES OF SAID 10 FOOT EASEMENT TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE AT THE END OF EASEMENT LINE.



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Skagit County Auditor

# "Exhibit B": EASEMENT MAP



## WATER LINE EASEMENT FOR LOWER CEDARDALE WATER ASSOCIATION

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 33  
NORTH, RANGE 4 WEST W.M.,  
SKAGIT COUNTY WASHINGTON

DRAWN BY: RICK H.

DATE: 02/22/11

FIELD BOOK: 104 PG 1



### BAYVIEW SURVEYING & ENGINEERING INC.

130 Sharon Avenue Burlington WA 98213  
Tel: 360-707-2580 Fax 360-757-3878  
r-h@bayviewse.com

SHEET NO. 1 OF 1

SCALE: 1"=100'

JOB NO. 2011-04



201105310064

Skagit County Auditor