



201202220053

Skagit County Auditor

2/22/2012 Page

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3 12:42PM

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 16th day of FEB., 2012, between **Michael D. Rindal** and **Janet K. Rindal**, Husband and Wife, 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:

P29405 and P29443, as described in Deed recorded under Auditor's File Number 200010180083, records of Skagit County;

(See attached Easement Map, Exhibit "A")

Easement Description:

A strip of land 20 feet in width in the Northwest Quarter of the Northeast Quarter of Section 32, Township 34 North, Range 4 East, W.M., lying Southerly of and adjacent to and contiguous with the following described line:

Commencing at a point on the North line of said subdivision, which is South 87 Degrees 58' East a distance of 657.39 feet from the North one quarter corner of said Section 32; thence south 2 Degrees 02' West along the Westerly right of way margin of Park Avenue conveyed to Skagit County on May 11, 1971, under Auditor's File No. 752432, a distance of 575.39 feet to the Southeast corner of a tract described as Parcel A in a deed to Nels Enderberg, et ux, recorded July 12, 1972 under Auditor's File No. 771042, records of Skagit County, Washington; thence North 2 Degrees 02' East a distance of 5.00 feet to the **TRUE POINT OF BEGINNING**; thence North 87 Degrees 58' West parallel to and 5.00 feet Northerly of the South line of said Enderberg Tract, a distance of 147.57 feet, more or less, to the Westerly line of said Enderberg tract, being the terminus of said line description.

The side lines of said 20-foot easement are shortened or extended to terminate on the East end at the Westerly right of way margin of Park Avenue and on the West end at the West line of said Enderberg tract and the Southerly projection of said West line of the Enderberg tract.

Containing 2950 square feet, more or less;

Said easement shall supersede those portions of that certain easement to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, recorded under Skagit County Auditor's File Number 520288, lying within the Grantor(s) above described property.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Page 1 of 3

Easement
FEB 22 2012

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

C.O. _____
W.O. _____

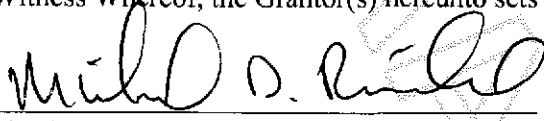
together with the right of ingress to and egress from said lands across adjacent lands of the Grantor(s); also, the right to cut and/or trim all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor(s) which, in the opinion of the District, constitutes a menace or danger 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 16th day of FEB., 2012.

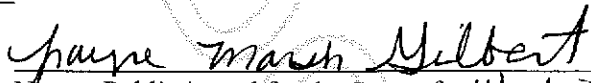

Michael D. Rindal

DECEASED
Janet K. Rindal

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **Michael D. Rindal** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Date: February 16, 2012


Notary Public in and for the State of Washington
My appointment expires: 1-29-13

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **Janet K. Rindal** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Date: _____

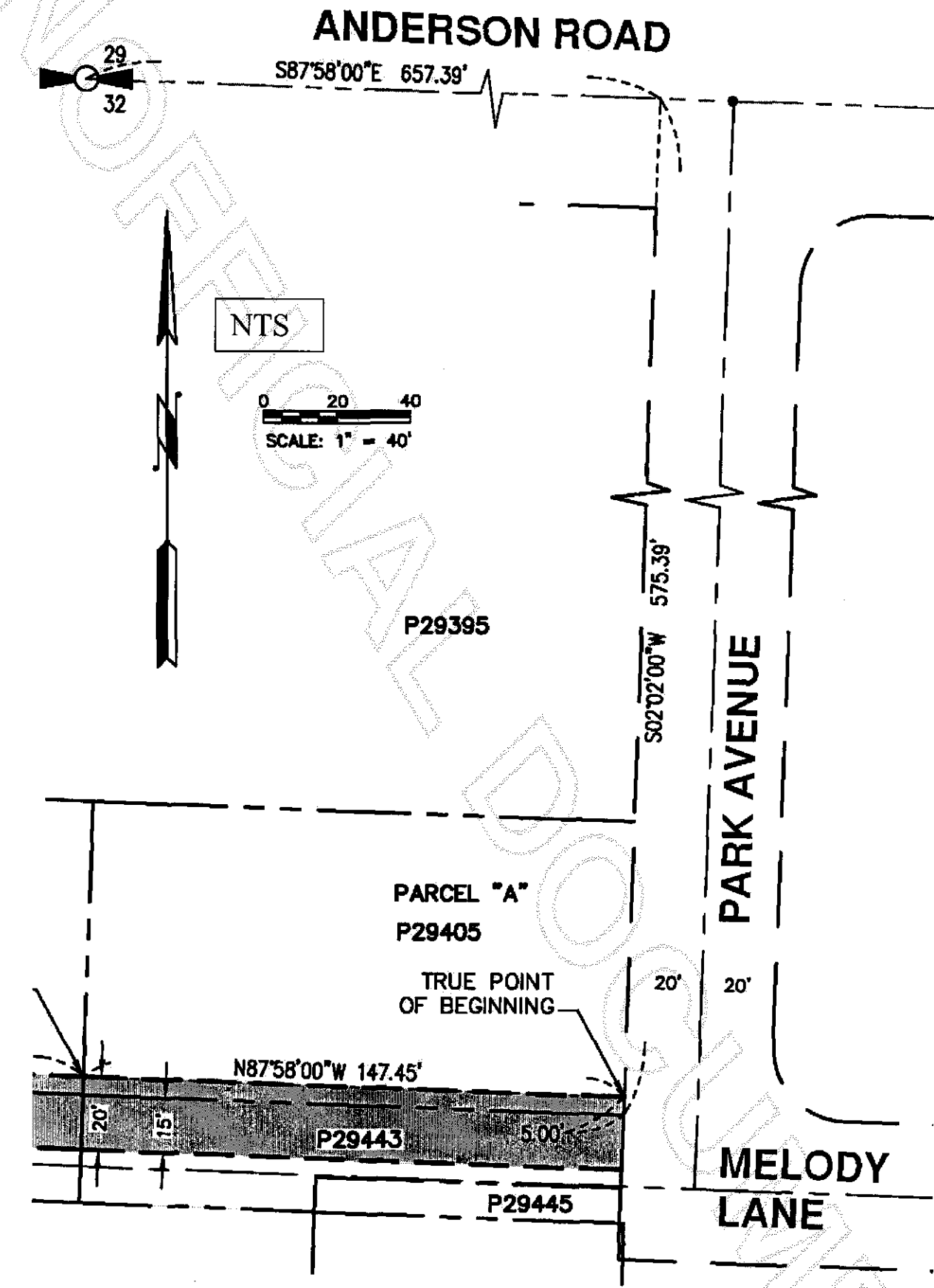
Notary Public in and for the State of _____
My appointment expires: _____



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Exhibit "A"



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