



201206070083
Skagit County Auditor

6/7/2012 Page 1 of 4 1:49PM

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P O Box 47338
Olympia WA 98504-7338

GUARDIAN NORTHWEST TITLE CO.
102627

Document Title: Easement
Reference Number of Related Document: N/A
Grantors: Michael A. Hawkings; Kathi A. Hawkings
Grantee: State of Washington, Department of Transportation
Legal Description: Ptn SE¼ of NW¼, Section 7, T35N, R8E W.M., Skagit County
Additional Legal Description is on Page 4 of Document
Assessor's Tax Parcel Number: Ptn 350807-2-002-0008 (P43500)

EASEMENT

State Route 20, Birdsvew to Concrete

The Grantors, MICHAEL A. HAWKINGS and KATHI A. HAWKINGS, husband and wife, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, hereby convey and grant unto the **State of Washington, acting by and through its Department of Transportation**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, an easement over, under, upon and across the hereinafter described lands for the purpose of constructing, maintaining and replacing subterranean tiebacks, to include but not to be limited to installing rock bolts to reinforce and strengthen the existing ground in order to stabilize the slope adjacent to State owned property.

Said lands being situated in Skagit County, in the State of Washington, and described as follows:

For legal description and additional conditions,
see Exhibit A attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FA No. F-020 ()
Project No. A02057A
Parcel No. 1-23531

RES-324
Revised 06/10

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

EASEMENT

Grantors reserve the right to use the hereinabove described property for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights hereby granted. Neither Grantors nor their successors and/or assigns may erect or construct any building or structure on said property without the prior written consent of the State of Washington, Department of Transportation. As used herein, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs. No excavation shall be allowed within the easement area, for the maintenance and safety of the structure, without prior written approval of the State of Washington, Department of Transportation. Grantors shall submit to the State of Washington, Department of Transportation, for said written approval, a work plan for any excavation or construction. Said work plan shall be submitted to the State of Washington, Department of Transportation, for written approval not fewer than 30 days prior to the expected work start date, which approval shall not be unreasonably withheld.

It is understood and agreed that delivery of this Easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Dated 5-17-12, 2012

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation


MICHAEL A. HAWKINGS


KATHI A. HAWKINGS

By: 
John L. Jensen, Northwest Region Real Estate Services Manager, Authorized Agent

Date: 6/4/12, 2012



EASEMENT

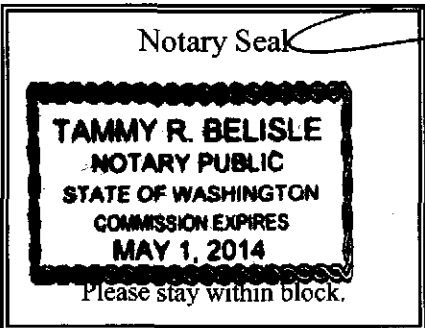
STATE OF WASHINGTON)

County of Skagit)

: ss.

On this 17TH day of May, 2012, before me personally appeared MICHAEL A. HAWKINGS and KATHI A. HAWKINGS, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Tammy Belisle
Notary (print name) Tammy Belisle
Notary Public in and for the State of Washington,
residing at Mt. Vernon
My Appointment expires May 1 2014



EASEMENT

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 152+00 on the SR 20 line survey of SR 20, Birdsvlew to Concrete and 75 feet northerly therefrom; thence northerly to a point opposite said HES 152+00 and 100 feet northerly therefrom; thence easterly parallel with said line survey to a point opposite HES 156+00 thereon; thence southerly to a point opposite said HES 156+00 and 75 feet northerly therefrom; thence westerly parallel with said line survey to the point of beginning.

PARCEL "A"

That portion of the southeast quarter of the northwest quarter of Section 7, Township 35 North, Range 8 East, W.M., lying northerly of the State Highway conveyed to the State of Washington by deed dated September 12, 1949 and recorded November 23, 1949 as Skagit County Auditor's File No. 438524;

EXCEPT therefrom the three following described parcels:

- 1.) The right-of-way for the County Road right-of-way commonly known as the Challenger Road.
- 2.) The right of way for the Seattle & Northern Railway Company established by deed recorded as Skagit County Auditor's File No. 32444 in Volume 40 of Deeds, page 257 on June 15, 1900.
- 3.) That certain parcel of land conveyed to Skagit County by deed dated April 18, 1929 and recorded June 13, 1929 as Auditor's File No. 224025 in Volume 90 of Deeds, page 233.

The lands herein described contain an area of 7,194 square feet, more or less, the specific details concerning all of which are to be found on sheet 6 of that certain plan entitled SR 20, Birdsvlew to Concrete, now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval December 24, 1948, Revised March 22, 2012.

Grantors' Initials
