



201208290079

Skagit County Auditor

8/29/2012 Page 1 of 7 3:54PM

Return Address:

Town of Concrete
P.O. Box 39
Concrete, WA 98237

DECLARATION OF TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

Reference Number(s) of related document(s): n/a.

Grantor: Denise M. Fox

Grantee: Town of Concrete

Legal Description (abbreviated): 45239 Ross Alley

Full legal(s) on exhibits A, B

Assessor's Tax Parcel ID Number: 70837

*LT 1, BIK 3 Everett's Second Add to
Concrete + LTs 1-2 BIK 4,
Everett's Second ADD to
Concrete*

Areas of Impact: Exhibit C, D

DECLARATION OF TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

1. **Parties.** The parties to this Declaration of Temporary Access and Construction Easement ("Easement Agreement") are:

1.1. Denise M Fox ("Owner")

1.2. Town of Concrete ("Grantee")

2. **Background.** Owner is the owner of the property legally described on Exhibit A attached hereto ("Property"). Grantee has obtained grant funding for road reconstruction in certain areas on Burpee Hill Road with regards to landslides that occurred in January of 2011. The Town may need to access the above referenced property to effectively perform the work associated with the reconstruction project.

3. **Declaration of Easement.** Owner hereby declares, grants and conveys to Grantee a temporary nonexclusive easement for access and other construction-related activities over, under and across the portions of the Property reasonably necessary or convenient to accomplish construction of the Improvements ("Right-of-way area"). The easement is intended solely for the benefit of Grantee and the property owner with regards to the Burpee Hill Road Construction project; together with Grantee's contractors and subcontractors performing the work.

4. **Term.** This easement is effective immediately and shall automatically terminate on the earlier of (a) December 31, 2012, or (b) the recording by Grantee of a notice of voluntary termination.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 29 2012

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

5. **Indemnification.** Grantee shall indemnify and hold Owner harmless from any and all claims for liens affecting the Property as a result of work and from any loss or liability resulting from any actual or alleged injury to any person or from any actual or alleged loss or damage to any property caused by or resulting from any negligent or wrongful acts of Grantee or its contractors or subcontractors; provided, that Grantee shall have no obligation hereunder to indemnify Owner against its own negligence. Grantee shall obtain and keep in full force and effect at all times general public liability insurance with coverage limits of not less than \$2,000,000.00.

Owner:

Jennie M. Fox
Signature

DEWISE M. FOX

Printed Name

Grantee:

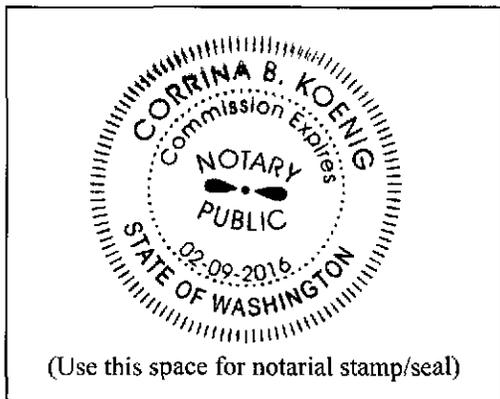
By: Judd Wilson
Name: Judd Wilson - Mayor

Title: its authorized representative

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence that Judd Wilson is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument, on oath stated that he/she/they are authorized to execute the instrument and acknowledged it as the authorized representative of the Town of Concrete, a Washington Municipal Corporation, to be the free and voluntary act of such party for the uses and purposes stated therein.

Dated 8/15/12



Corrina Koenig
Name: Corrina Koenig
NOTARY PUBLIC, State of Washington
My appointment expires 2/9/2016

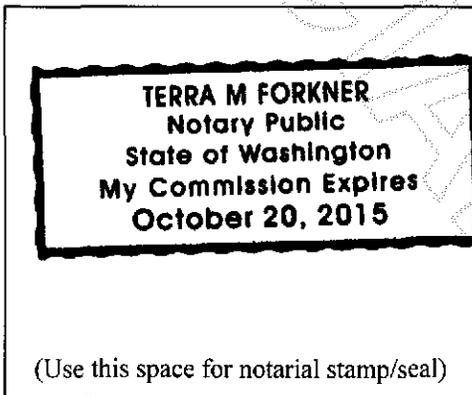


STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

ss.

I certify that I know or have satisfactory evidence that DENISE FOX is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes stated therein.

Dated AUGUST 6, 2012.




Name: TERRA M. FORKNER
NOTARY PUBLIC, State of Washington
My appointment expires OCT 20, 2015



EXHIBIT A

TO DECLARATION OF TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

LEGAL DESCRIPTION OF PROPERTY

PARCEL "A"

Lot 1, Block 3, "EVERETT'S SECOND ADDITION TO CONCRETE, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 4 of Plats, page 13, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated Reitze Street lying between the North Line of said Lot 1 of Block 3 extended East and the South line of said Lot 1 of Block 3 extended East, which reverts to said premises by operations of law.

Situate in the Town of Concrete, County of Skagit, State of Washington.

PARCEL "B"

Lots 1 and 2, Block 4, "EVERETT'S SECOND ADDITION TO CONCRETE, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 4 of Plats, page 13, records of Skagit County, Washington;

EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded July 6, 1918 in Volume 110 of Deeds, page 548, under Auditor's File No. 126496, records of Skagit County, Washington.

AND EXCEPT that portion, if any lying within the City street right-of-way adjoining the East line of said premises.

Situate in the Town of Concrete, County of Skagit, State of Washington.

Assessor's Tax, Parcel No.s: 4061-003-001-0019, P70826; 4061-004-002-0008, P70837



Exhibit B



Directory Quick Guide Search

60

Record Searches

July 31, 2012

Lower

Address and Contact

Assessors Home	Improvements	Land Segments	Account History	Sales History	Tax Statement	Permits	Print Version
By Parcel ID	Parcel Number	XrefID	Quarter	Section	Township	Range	
By Xref ID	P70837	4061-004-002-0008	02	10	35	08	
By Site Address	Owner Information		Site Address(es)		Location Map		
By Owner	FOX DENISE M		45239 ROSS ALLEY		Locate this Parcel on IMap		
Treasurers Home	2011 Values for 2012 Taxes		Sale Information		Assessor's Parcel Map: PDE DWF		
Tax Statement Search	Building Market Value	\$0.00	Deed	WARRANTY	2012 Property Tax Summary		
Search Skagit	Land Market Value	+\$29,500.00	Type	DEED	2012 Taxable Value \$29,500.00		
	Total Market Value	\$29,500.00	Sale Date	8/4/2010	General Taxes \$329.64		
	Assessed Value	\$29,500.00	Sale Price	\$0.00	Special Assessments/Fees		
	Taxable Value	\$29,500.00			Total Taxes \$329.64		
	View Value History		View Sales History		View Tax Statement		

* Effective date of value is January 1 of the assessment year (2011)

Legal Description [Definitions](#)

EVERETT'S 2ND TO CONCRETE, LOTS 1 AND 2, BLOCK 4, EVERETT'S SECOND ADDITION TO THE TOWN OF CONCRETE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF RATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JULY 6, 1918 IN VOLUME 110 OF DEEDS, PAGE 548, UNDER AUDITOR'S FILE NO. 126496, RECORDS OF SKAGIT COUNTY, WASHINGTON. AND EXCEPT THAT PORTION, IF ANY LYING WITHIN THE CITY STREET RIGHT-OF-WAY ADJOINING THE EAST LINE OF SAID PREMISES. LOTS 1 AND 2, BLOCK 4, EVERETT'S SECOND ADDITION TO THE TOWN OF CONCRETE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF RATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JULY 6, 1918 IN VOLUME 110 OF DEEDS, PAGE 548, UNDER AUDITOR'S FILE NO. 126496, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND EXCEPT THAT PORTION, IF ANY LYING WITHIN THE CITY STREET RIGHT-OF-WAY ADJOINING THE EAST LINE OF SAID PREMISES.

Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY	WAC 458-53-030
Neighborhood	(20CCRURAL) CONCRETE RURAL ACREAGE RESIDENTIAL	
Utilities		Septic Information
Levy Code	0910	Foundation
City District	Concrete	Construction Style
School District	SD11	Exterior Walls
Fire District		Roof Style
Year Built		Roof Covering
Acres	2.77	Floor Construction
Living Area		Plumbing
Bedrooms		Heat-AirCond
Appliances		Fireplace
Exemptions		

NO PHOTO AVAILABLE FOR THIS PARCEL

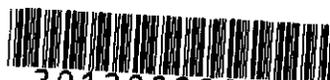
[▲Top](#)

[◀Back](#)

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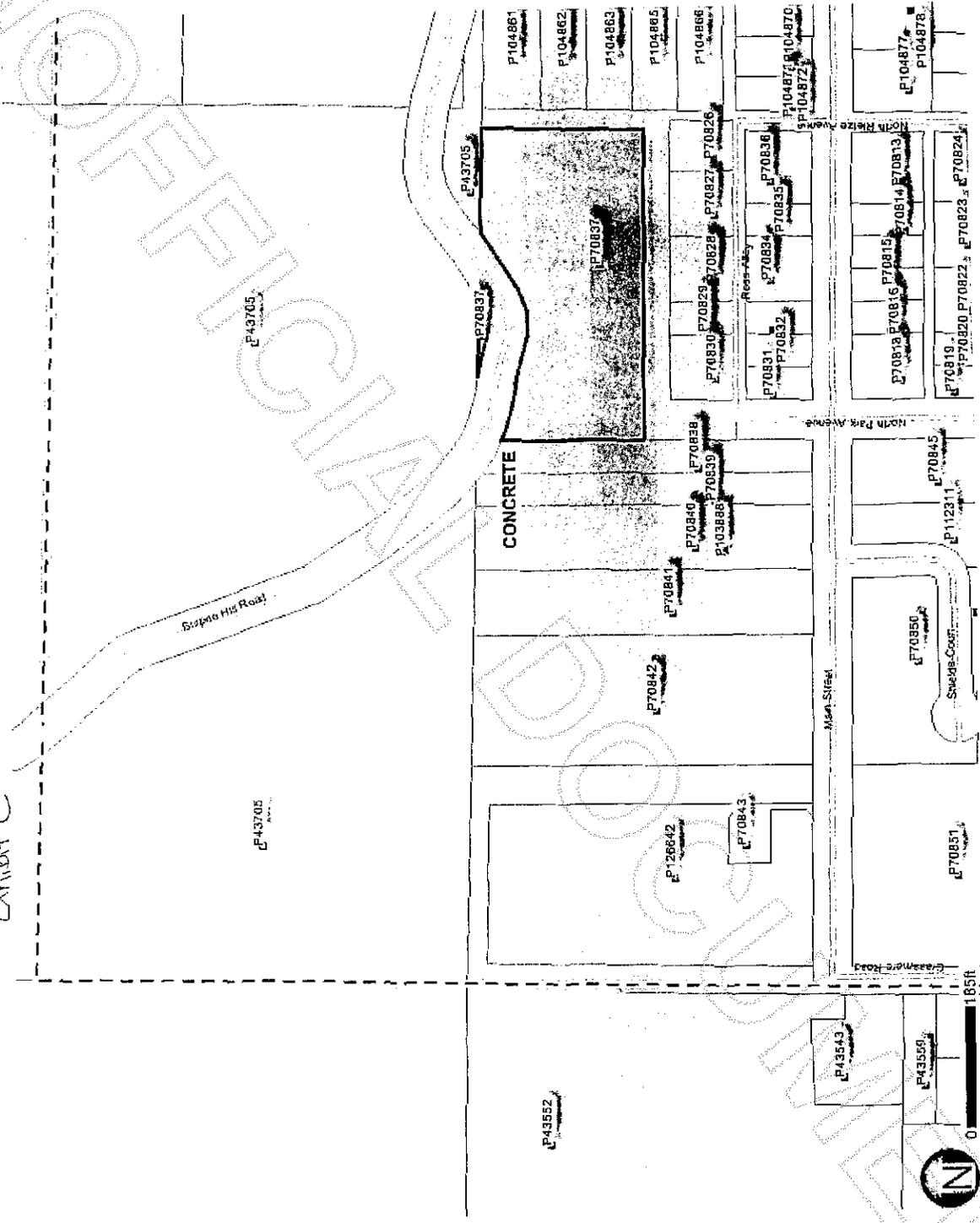
http://www.skagitcounty.net/Common/Asp/Default.asp?d=Assessor&c=Search&a=ParcelS... 7/31/2012



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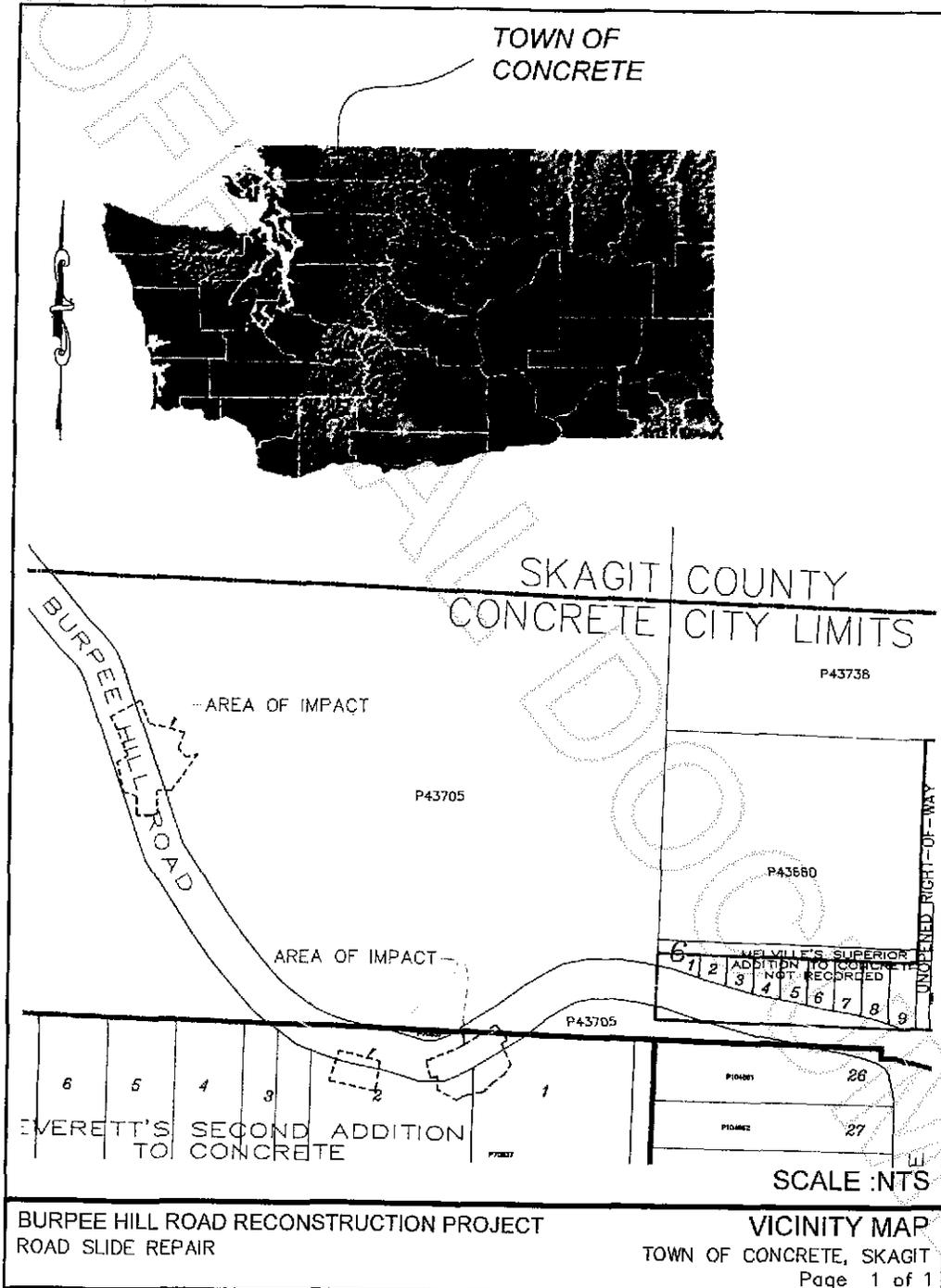
UNOFFICIAL

Exhibit C



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Exhibit D



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