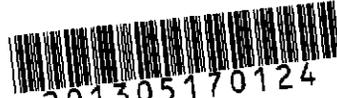


City of Sedro-Woolley
325 Metcalf St
Sedro Woolley, WA 98284
Attention: Mark A. Freiberger, PE, Director of Public Works



Skagit County Auditor
5/17/2013 Page

1 of

5

\$76.00
3:49PM

SLOPE EASEMENT

Grantor(s): Sea-Land Development Corporation
Grantee: City of Sedro-Woolley
Abbreviated Legal: Ptn of Blks 6 & 7 and ptn of vacated streets & alleys, West Addition to Town of Woolley, V 2 of Plats, P 89
Tax Parcel No.: 350424-0-007-0000 (P37350)
Project Parcel #P37350
SR 20 Cook Road Realignment & Extension

GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY
WILD

THE GRANTOR(S), Sea-Land Development Corporation, a Washington Corporation, for and in consideration of mutual benefits and in further consideration of the general public welfare and of the peculiar and special benefits to accrue to us therefrom, do(es) by these presents grant and convey to the City of Sedro-Woolley a Municipal Corporation in Skagit County, Washington, for the use of the public, an easement and privilege to construct and maintain cuts and/or fills for slopes occasioned by the original grading and reestablishment of grades for street purposes along, across, and upon the following described real property situated in Skagit County, Washington, to the same extent and purposes as if the rights granted had been acquired under the Eminent Domain Statute of the State of Washington, together with the right to enter upon said premises at any time with all necessary men, material, and equipment for the purposes of constructing, inspecting, repairing, and maintaining the same, to wit:

Per Exhibit A attached hereto and made a part hereof by this reference

It is understood and agreed that, in the event the grantor, his heirs, or assigns, shall excavate and/or place an embankment upon the area covered by this slope easement to the level of the grade abutting thereon, all rights of the grantee herein shall cease and terminate.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 17 2013

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

The Grantor(s) acknowledge(s) that the property and/or property rights conveyed herein are a donation; the consideration is a mutual benefit to be derived; and the Grantor(s) has been informed of its right to receive just compensation and have waived said rights.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this 14 day of May, 2013.

Sea-Land Development Corporation

By [Signature]
Mark A. Nysether
Its: President

By [Signature]
Bradley M. Nysether
Its: Secretary

STATE OF WASHINGTON

County of Snohomish

}
} SS.
}

I certify that I know or have satisfactory evidence that Mark Nysether and Bradley Nysether (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he is/she is/they are) authorized to execute the instrument and acknowledged it as the President and Secretary of Sea-Land Development Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 5-14-13

DANIEL J JUHL
Name (typed or printed):
NOTARY PUBLIC in and for the State of Washington
Residing at Snohomish
My appointment expires: 3/19/17



EXHIBIT A

SLOPE EASEMENT

EASEMENT "A" (SOUTHERLY SLOPE EASEMENT)

THAT PORTION OF BLOCKS 6 AND 7 AND THE VACATED STREETS AND ALLEYS ADJACENT THERETO OF THE PLAT OF WEST ADDITION TO THE TOWN OF WOOLLEY ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 2 OF PLATS AT PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF WASHINGTON STREET AND BORSETH STREET AS SHOWN ON SAID PLAT, SAID STREETS NOW KNOWN AS COOK ROAD AND STATE ROUTE 20, RESPECTIVELY; THENCE S 88°43'17"E PERPENDICULAR TO THE CENTERLINE OF SAID SR20, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID SR20; THENCE S 01°16'43"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 215.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 01°16'43"E, A DISTANCE OF 39.64 FEET; THENCE N 08°31'27"E, A DISTANCE OF 19.65 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 147.97 FEET FROM WHICH THE RADIUS POINT BEARS S 82°13'23"E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'19" BEING AN ARC DISTANCE OF 96.00 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 148.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°37'28" BEING AN ARC DISTANCE OF 22.28 FEET; THENCE S 01°16'43"W, A DISTANCE OF 6.39 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 143.00 FEET FROM WHICH THE RADIUS POINT BEARS S 37°59'44"E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'32" BEING AN ARC DISTANCE OF 17.62 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 142.97 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°11'05" BEING AN ARC DISTANCE OF 92.78 FEET; THENCE S 08°31'27"W, A DISTANCE OF 59.01 FEET; TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 768 SQUARE FEET.

TOGETHER WITH

EASEMENT "B" (NORTHERLY SLOPE EASEMENT)

THAT PORTION OF BLOCKS 6 AND 7 AND THE VACATED STREETS AND ALLEYS ADJACENT THERETO OF THE PLAT OF WEST ADDITION TO THE TOWN OF WOOLLEY ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 2 OF PLATS AT PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF WASHINGTON STREET AND BORSETH STREET AS SHOWN ON SAID PLAT, SAID STREETS NOW KNOWN AS COOK ROAD AND STATE ROUTE 20, RESPECTIVELY; THENCE S 88°43'17"E PERPENDICULAR TO THE CENTERLINE OF SAID SR20, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID SR20; THENCE N 01°16'43"E ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.16 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;



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THENCE N 01°16'43"E, A DISTANCE OF 22.93 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 384.86 FEET FROM WHICH THE RADIUS POINT BEARS N 80°20'42"E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°28'43", BEING AN ARC DISTANCE OF 117.40 FEET; TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 53.21 FEET FROM WHICH THE RADIUS POINT BEARS N 62°50'18"E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°52'10" BEING AN ARC DISTANCE OF 28.67 FEET; THENCE S 01°16'43"W, A DISTANCE OF 5.73 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 58.21 FEET FROM WHICH THE RADIUS POINT BEARS N 29°05'22"E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°44'56" BEING AN ARC DISTANCE OF 34.29 FEET; TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 389.87 FEET FROM WHICH THE RADIUS POINT BEARS N 62°51'58"E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°10'05" BEING AN ARC DISTANCE OF 96.41 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 690 SQUARE FEET.

SITUATE IN SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., CITY OF SEDRO-WOLLEY, SKAGIT COUNTY, WASHINGTON.

SEE EXHIBIT "B" (MAP)



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UNRECORDED

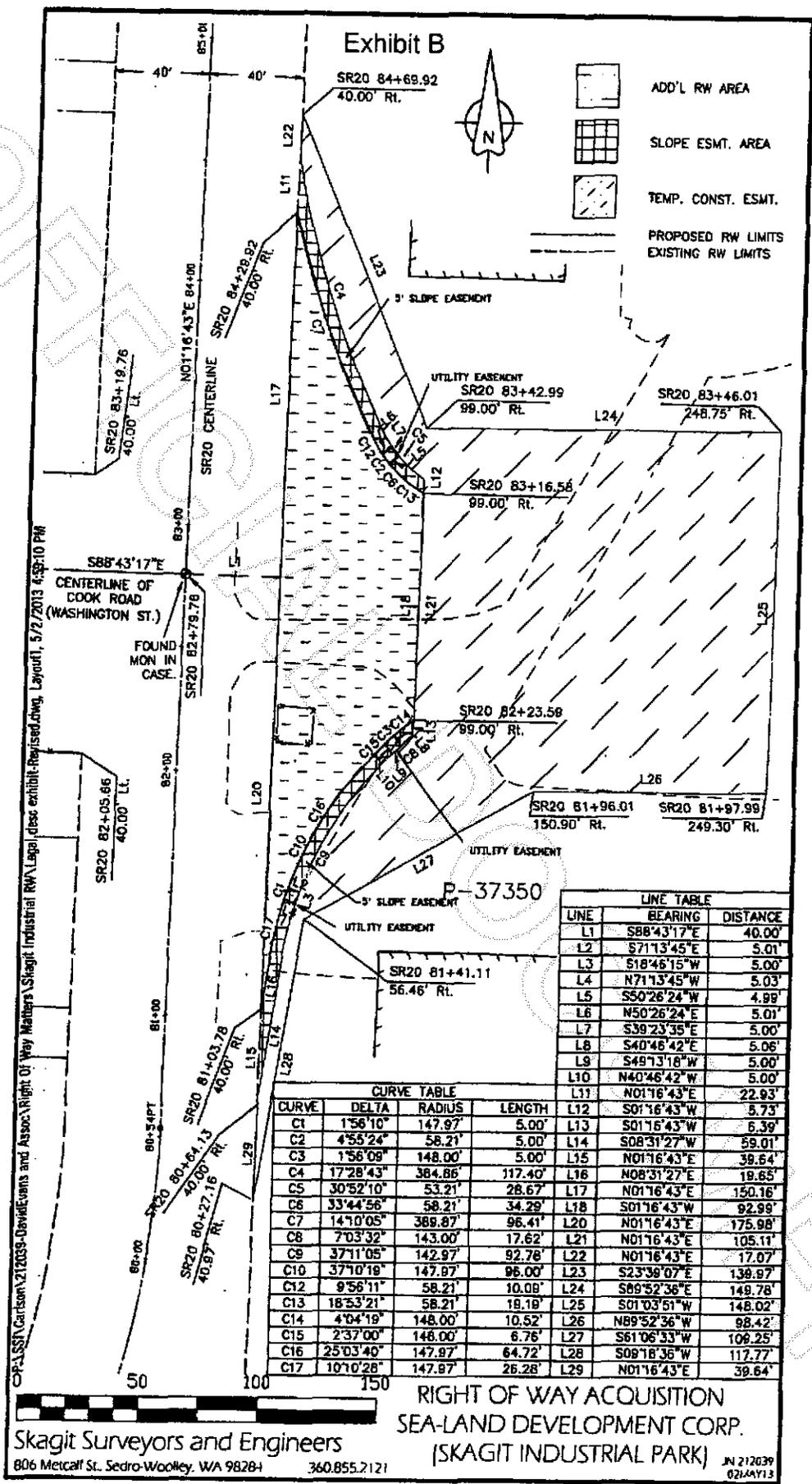


Exhibit B

ADD'L RW AREA
 SLOPE ESMT. AREA
 TEMP. CONST. ESMT.
 PROPOSED RW LIMITS
 EXISTING RW LIMITS

CP-1551\Carlson\212039-David\Cons and Assoc\Right Of Way Matters\Skagit Industrial Park\Legal\disc exhibit-Revised.dwg, Layout1, 5/7/2013 4:59:10 PM
 SR20 82+05.65
 40.00' Lt.
 SR20 81+03.78
 40.00' Rt.
 SR20 80+27.16
 40.00' Rt.
 SR20 80+08.08
 40.00' Rt.
 SR20 80+01.78
 40.00' Rt.
 SR20 81+01.78
 40.00' Rt.
 SR20 81+41.11
 56.46' Rt.
 SR20 81+96.01
 150.90' Rt.
 SR20 82+23.58
 99.00' Rt.
 SR20 83+16.58
 99.00' Rt.
 SR20 83+42.99
 99.00' Rt.
 SR20 84+69.92
 40.00' Rt.
 SR20 84+28.92
 40.00' Rt.
 SR20 83+46.01
 248.75' Rt.
 SR20 81+97.99
 249.30' Rt.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°43'17"E	40.00'
L2	S71°13'45"E	5.01'
L3	S18°46'15"W	5.00'
L4	N71°13'45"W	5.03'
L5	S50°26'24"W	4.99'
L6	N50°26'24"E	5.01'
L7	S39°23'35"E	5.00'
L8	S40°46'42"E	5.06'
L9	S49°13'18"W	5.00'
L10	N40°46'42"W	5.00'
L11	N01°16'43"E	22.93'
L12	S01°16'43"W	5.73'
L13	S01°16'43"W	6.39'
L14	S08°31'27"W	59.01'
L15	N01°16'43"E	39.64'
L16	N08°31'27"E	19.65'
L17	N01°16'43"E	150.16'
L18	S01°16'43"W	92.99'
L20	N01°16'43"E	175.98'
L21	N01°16'43"E	105.11'
L22	N01°16'43"E	17.07'
L23	S23°39'07"E	139.97'
L24	S89°52'36"E	149.78'
L25	S01°03'51"W	148.02'
L26	N89°52'36"W	98.42'
L27	S61°06'33"W	106.25'
L28	S09°18'36"W	117.77'
L29	N01°16'43"E	39.64'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	1°56'10"	147.97'	5.00'
C2	4°55'24"	58.21'	5.00'
C3	1°56'08"	148.00'	5.00'
C4	17°28'43"	384.86'	117.40'
C5	30°52'10"	53.21'	28.67'
C6	33°44'56"	58.21'	34.29'
C7	14°10'05"	389.87'	96.41'
C8	7°03'32"	143.00'	17.62'
C9	37°11'05"	142.97'	92.78'
C10	37°10'18"	147.97'	96.00'
C12	9°56'11"	58.21'	10.08'
C13	16°53'21"	58.21'	19.18'
C14	4°04'19"	148.00'	10.52'
C15	2°37'00"	148.00'	6.76'
C16	25°03'40"	147.97'	64.72'
C17	10°10'28"	147.97'	26.28'

RIGHT OF WAY ACQUISITION
SEA-LAND DEVELOPMENT CORP.
[SKAGIT INDUSTRIAL PARK]

Skagit Surveyors and Engineers
806 Metcalf St. Sedro-Woolley, WA 98284

360.855.2121

JN 212039
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Skagit County Auditor
 5/17/2013 Page 5 of 5 3:49PM
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