

After Recording Please Return To:

Attn: Town Planner
Town of La Conner
Post Office Box 400, 2nd and Douglas
La Conner, Washington 98257
(360) 466-3125



201307260120
Skagit County Auditor \$75.00
7/26/2013 Page 1 of 4 2:01PM

Document Title(s): S 4th Roadway Easement

Reference Number(s) of Documents Assigned or Released: _____

Grantor(s): (Print Last name, First name, and Initials)

1. Leaver, John

Grantee(s): Town of La Conner

Legal Description (abbreviated): A portion of Section 36, Township 34 North, Range 2 East, W.M., Skagit County, Washington

☐ Additional legal description is on page one of document or attached.

Assessor's Property Tax Parcel / Account Number: P73986

EASEMENT AGREEMENT

THIS AGREEMENT is made this 24th day of July, 2013, by
and between the TOWN OF LA CONNER, a municipal corporation of Skagit County,
Washington, hereinafter termed "Grantee" and
John Leaver
hereinafter termed "Grantor".

WITNESSETH:

That the said Grantor, for valuable consideration, does by these presents grant unto the Grantee a perpetual right-of-way or easement for access for roadway and/or sidewalk and/or utility improvements with the necessary appurtenances through, over, and across the following described property situated in Skagit County, Washington, more particularly described as follows:

An easement over, under and across that portion of Lot 1, Block 1, Plat of "Map of La Conner" recorded in Volume 2 of Plats, Page 49, in the southeast quarter of Section 36, Township 34 North, Range 02 East, W.M., Skagit County, Washington being more particularly described as follows:

Beginning at the south corner of said Lot 1,

Thence northwesterly along the southwesterly lot line of said Lot 1, 55.01 feet;

Thence easterly 67.77 feet to a point that is 39.29 feet northeasterly along the southeasterly lot line of said Lot 1;

Thence southwesterly along the southeasterly line of said Lot 1, 39.29 feet to the true point of beginning.

A sketch showing this easement and its location accompanies this description and by reference thereto is made a part hereof.

See attached Exhibit A

That said Grantee shall have the right without prior institution of any suit or proceeding at law, at such times as may be necessary, to enter upon said property for the purpose of constructing, repairing, altering, or reconstructing said roadway and/or sidewalk and/or utility improvements, or making any connections therewith, without incurring any legal obligation or liability therefore; provided that such constructing, repairing, altering, or reconstructing of said improvements shall be accomplished in such a manner that the private improvements existing in this right-of-way shall not be disturbed or destroyed, or, in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

The Grantor shall retain the right to use the surface of said easement, so long as said use does not interfere with the installation and maintenance of the improvements and so long as no permanent buildings or structures are erected on said easement.

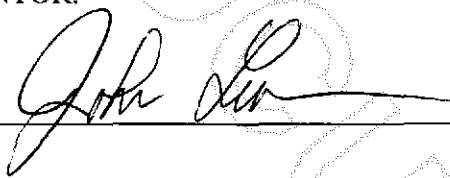
This easement shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 26 2013

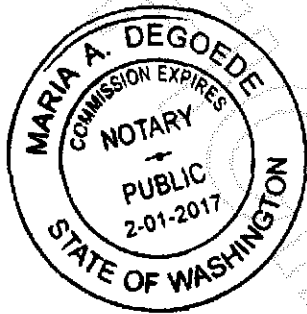
Amount Paid \$
Skagit Co. Treasurer
By *ME* Deputy

GRANTOR:



STATE OF WASHINGTON)
)SS
COUNTY OF SKAGIT)

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 24th day of July, 2013, personally appeared before me John Leaven and _____, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



Maria A. DeGoede
Notary Public in and for the State of
Washington, residing at LaCrosse, Wb.
Appointment expires 2-1-17

Easement Agreement

EA-3

Permanent Easement No. 2013-01



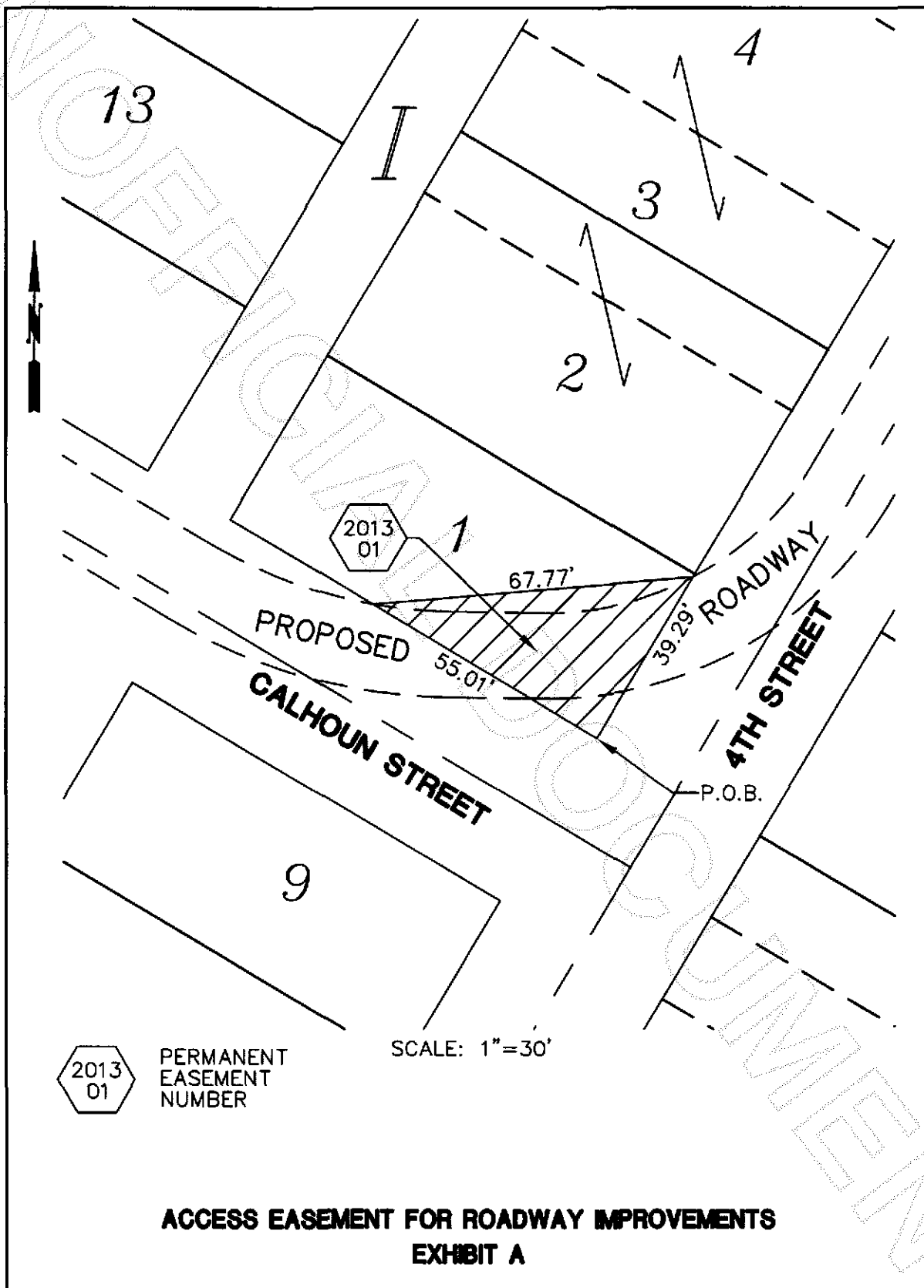
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4 2:01PM

\$75.00



**ACCESS EASEMENT FOR ROADWAY IMPROVEMENTS
EXHIBIT A**

