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Skagit County Auditor

2/24/2014 Page

1 of

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COVER SHEET**Return Address:**

Skagit County Sewer District #1
14263 Calhoun Road
Mount Vernon, WA 98273

Document Title:**EASEMENT AGREEMENT****Reference Numbers:****Grantor:**Todd and Traci Cowles**Address:**

9381 REEF POINT LANE, LA CONNER, WA 98257

Grantee:

Skagit County Sewer District #1

Legal Description:Section 27 Township 34 Range 02

Real Property Legal Description: FAHLEN'S SNEE-OOSH TRS, LOT 6, "ASSESSOR'S PLAT OF FAHLEN'S SNEE-OOSH TRACTS", AS PER PLAT RECORDED IN VOLUME 8, PAGE 96, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH AN UNDIVIDED 1/9TH INTEREST IN AND TO THAT CERTAIN COMMUNITY AREA DESCRIBED IN EXHIBIT "B" OF INSTRUMENT RECORDED DECEMBER 27, 1962, UNDER AUDITOR'S FILE NO. 630229; ALSO KNOWN AS COMMUNITY TRACTS 9 AND 10, AND PRIVATE ROAD OF "ASSESSOR'S PLAT OF FAHLEN'S SNEE-OOSH TRACTS", AS PER PLAT RECORDED IN VOLUME 8, PAGE 86, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 6, "ASSESSOR'S PLAT OF FAHLEN'S SNEE-OOSH TRACTS", AS PER PLAT RECORDED IN VOLUME 8, PAGE 96, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH AN UNDIVIDED 1/9TH INTEREST IN AND TO THAT CERTAIN COMMUNITY AREA DESCRIBED IN EXHIBIT "B" OF INSTRUMENT RECORDED DECEMBER 27, 1962, UNDER AUDITOR'S FILE NO. 630229; ALSO KNOWN AS COMMUNITY TRACTS 9 AND 10, AND PRIVATE ROAD OF "ASSESSOR'S PLAT OF FAHLEN'S SNEE-OOSH TRACTS", AS PER PLAT RECORDED IN VOLUME 8, PAGE 86, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Property Tax Account Numbers: P65271

SEWER/WATER LINE EASEMENT

THIS AGREEMENT made this 4TH day of JANUARY, 2013, by and between the Skagit County Sewer District #1, a municipal corporation of Skagit County, Washington, hereinafter termed "Grantee", and TODD COWLES and, TRACI COWLES, the legal owner of the property, hereinafter termed "Grantor".

WITNESSETH;

That the said Grantor for valuable consideration, receipt of which is hereby acknowledged, does by these presents grant unto the Grantee a perpetual right-of-way and easement and/or temporary right-of-way and easement for sewer mains with the necessary appurtenances through, over, and across the following described property situated in Skagit County, Washington, legally described in the above cover page:

The perpetual easement is described in Exhibit "A", attached and the sewer line route is shown in Exhibit "B" attached; all of said exhibits are incorporated by reference.

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 the property described in Exhibits "A" and "B" for the purpose of constructing, repairing, altering, or reconstructing sanitary sewers or making any connections therewith, without incurring any legal obligation or liability therefore, provided that such constructing, repairing, altering or reconstructing of such sanitary sewers shall be accomplished in such a manner that the improvements and land contours existing in the right-of-way shall not be disturbed or destroyed, or in the event that they are disturbed or destroyed, they will be replaced as is reasonably possible, in as good a condition as they were immediately before the property was entered upon by the Grantee.

Grantor also conveys to Grantee and to those acting under said Grantee the temporary use of such additional area immediately adjacent to said easement as shall be reasonably required for the construction and maintenance of the utilities and appurtenances in the above-described easement; such additional area to be returned to its original state by the Grantee or its agents immediately after any such construction or maintenance.

Grantor shall retain the right to use the surface of said easement, so long as said use does not unreasonably interfere with the installation and maintenance of the sewer main and so long as no building or structures are erected on said easement.



201402240073

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

GRANTOR: Todd Cowles
Traci Cowles

STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

On this day personally appeared before me Todd Cowles
and Traci Cowles me known to be the
Grantors signed the same as Their free and voluntary act and deed
for the uses and purposes therein mentioned.

Subscribed and sworn to me by Todd Cowles and Traci Cowles
on this 4th day of January, 20 13.



S. Gail Radtke
Notary Public in and for the State of Washington.
S. GAIL RADTKE (printed)
Residing at: Redmond
My commission expires: 6/28/14

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 24 2014

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

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Page 2



201402240073

Skagit County Auditor

\$76.00

2/24/2014 Page

3 of

5 11:47AM

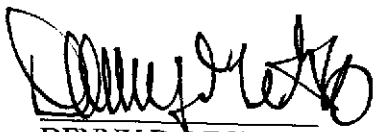
EXHIBIT "A"

EASEMENT DESCRIPTION

An Easement 16 feet in width, the sides of which being extended to intersect lot lines and said easement as described herein, being 8 feet on each side of the following described centerline, over and across that portion of Lots 6 and 7 of Assessor's Plat of "FAHLEN'S SNEE-OOSH TRACTS", according to the plat thereof recorded in Volume 8 of Plats, page 86, records of Skagit County, Washington, in Government Lot 3, Section 27, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Commencing at the Northeast corner of said Government Lot 3;
thence S 1°31'10" W, along the East line of said Government Lot 3, a distance of 725.30 feet to the Northeast corner of Lot 7 of said Assessor's Plat of "FAHLEN'S SNEE-OOSH TRACTS";
thence Westerly along the Northerly line of said Lot 7 on the following courses and distances:
N 89°26'20" W, a distance of 210.31 feet; S 0°33'40" W, a distance of 20.00 feet; S 45°33'40" W, a distance of 42.09 feet; N 89°26'20" W, a distance of 41.90 feet to the TRUE POINT OF BEGINNING of this easement centerline description;
thence S 21°59'07" E departing from the North line of said Lot 7, a distance of 70.96 feet to a point which bears N 18°08'21" W, a distance of 8.00 feet when measured at right angles to the South line of said Lot 7;
thence N 71°51'39" E along a line which is parallel to and 8 feet distant from the South line of said Lot 7, a distance of 29.24 feet;
thence S 18°08'21" E, at right angles to the aforesaid line, a distance of 8.00 feet to a point on the South line of said Lot 7 which bears S 71°51'39" W, a distance of 163.46 feet from the Easterly corner common to Lots 6 and 7 of said plat;
thence S 2°50'20" W across Lot 6, a distance of 94.17 feet, more or less, to a point on the South line of Lot 6 which bears S 59°01'24" W, a distance of 165.68 feet from the Southeast corner of said Lot 6, and which point is the terminus of this centerline description.

All situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: December 12, 2012

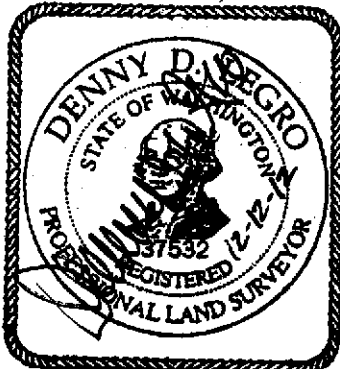
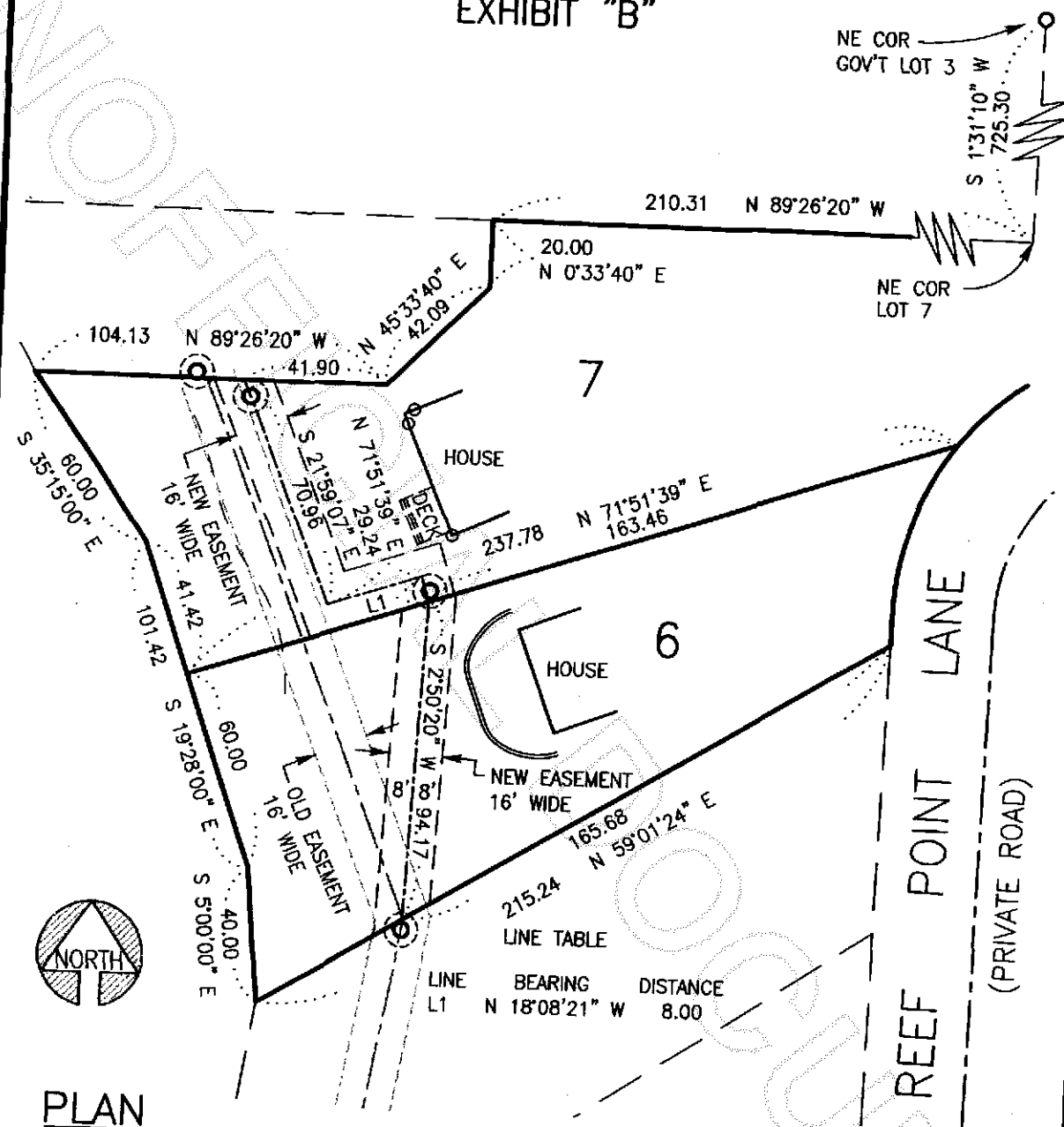
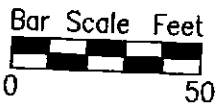


EXHIBIT "B"



PLAN

Scale: 1" = 50'



PREPARED BY:

LEGRO & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1321 SOUTH 2ND STREET
MOUNT VERNON, WA 98273
PHONE: (360) 336-3220

SKAGIT COUNTY SEWER DISTRICT NO. 1 SEWER EASEMENT SKETCH

ACROSS LOTS 6 & 7
FAHLEN'S SNEE-OOSH TRACTS

SEC. 27, T. 34 N., R. 2 E., W.M.

SKAGIT COUNTY, WASHINGTON

DEC. 12, 2012



Skagit County Auditor

2/24/2014 Page

5 of

5 11:47AM

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