



201403210089

Skagit County Auditor

\$77.00

3/21/2014 Page

1 of

6 2:24PM

After recording, return to:

Town of La Conner
PO Box 400
La Conner, WA 98257

Document Title: Consent to Grant of Easement

Reference number of documents assigned or released:

DNR Lease: No. 22-002661

DNR Aquatic Lands Easement: No. 51-087205

Grantor(s): James R. and Marylou Caudill

Grantee(s): The Town of La Conner and the state of Washington, Department of Natural Resources

Assessor's Parcel/Tax I.D. Number: P74491

*Ptn Tracts 9 & 10 corrected Supplement
to Plate #18, La Conner Tidelands etal*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 21 2014

Amount Paid \$ /
Skagit Co. Treasurer
By *HP* Deputy

CONSENT TO GRANT OF EASEMENT

This Consent to Grant of Easement (this "Consent") is made this 13th day of January, 2014.

I. RECITALS

WHEREAS, the Washington Department of Natural Resources ("Lessor") and James R. and Marylou Caudill, a Washington State marital community, as successors to Margaret and James L. Collinge, a Washington State marital community, are parties to DNR leases No. 22-002661 dated July 30, 1990 and as amended (the "Lease") concerning the real property legally shown and depicted in Exhibit A, hereto (the "Property"); and

WHEREAS, Lessor has granted to the Town of La Conner ("Grantee") an easement for construction, repair, maintenance and use of a public access boardwalk over, on and across a portion of the Property legally described and depicted in Exhibit A, hereto (the "Easement Area") for the purposes and subject to the conditions therein stated; and

WHEREAS, the Lessee recognizes the benefit to the public and itself to be derived from the Easement; and

WHEREAS, parties acknowledge that the parties' promises, obligations and rights set forth in this Consent constitute adequate and significant mutual consideration;

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

II. CONSENT

Lessee hereby consents to the Easement, for the purposes and subject to the terms therein stated, over, on and across the Easement Area subject to the following terms and conditions:

1. Grantee shall construct all improvements within the Easement Area solely at its own cost and expense and in compliance with applicable federal, state and local laws and regulations.
2. Grantee shall, prior to obtaining a building permit for the improvements provide to Lessee plans accurately depicting said improvements. Lessee shall reasonably approve or disapprove said plans within seven (7) days of such submission. In the event Lessee does not so respond, the plans will be deemed approved.
3. Grantee shall notify Lessee at least seven (7) days prior to commencement of construction of the improvements. All improvements shall be constructed and maintained so as to cause minimal disruption of Lessee's quiet enjoyment of the Property. Grantee shall cause all improvements to be promptly constructed in a

CONSENT TO EASEMENT
JAMES AND MARYLOU CAUDILL, LESSEE
TOWN OF La CONNER, GRANTEE



workman like manner. Grantee shall indemnify and hold harmless Lessee from any claim of lien based on Grantee's construction, repair or maintenance of the improvements within the Easement Area.

4. All improvements, while intended for the safe convenient passage of the public, shall be designed and constructed to protect the safety and security of Lessee, Lessee's property and Lessee's invitees.
5. Grantee shall indemnify and hold harmless Lessee from any personal injury to members of the public based on claims related to the use of the Easement Area and not caused by the intentional act or the negligence of the Lessee. Grantee shall further indemnify and hold harmless Lessee from any damage to its property caused by the Grantee, Grantee's contractors or a member of the public; provided, that any claim against such contractor or member of the public is assigned by Lessee to Grantee.
6. Grantee shall undertake as needed repairs and maintenance to the Easement Area at its sole cost. Should Lessee become aware of damage to the improvements or the presence of any dangerous condition in the Easement Area, Lessee shall immediately attempt to so inform Grantee by telephone at the telephone set forth in paragraph 9 below.
7. Lessee shall neither impede nor interfere with the public's lawful use of the Easement Area in compliance with the terms and conditions of the Easement.
8. Lessee, shall, upon termination or assignment of the Lease: (1) provide to the Grantee the name, address and telephone of the successor lessee, if any; and (2) provide a copy of this Consent to any successor.
9. Notices as called for herein, including notice of change of address, shall be given by hand delivery or U.S. Mail and shall be deemed received on the date of delivery or three days after deposit, postage prepaid, in the U.S. Mail to the parties at the following addresses:

To Lessee:

James R. and Marylou Caudill
9875 Seacreast Lane
Bow, WA 98232
Telephone: 360-766-6286

To Grantee:

Town of La Conner
P.O. Box 400
204 Douglas Street
La Conner, WA 98257
Attention: Town Administrator
Telephone 360-466-3125

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JAMES AND MARYLOU CAUDILL, LESSEE
TOWN OF La CONNER, GRANTEE



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10. This Consent shall be construed according to the laws of the state of Washington. Venue for any action based on this Consent shall be commenced in Skagit County Superior Court and the prevailing party shall receive an award of its reasonable attorney fees and costs, including appeals.

11. Except as set forth in paragraph 5 above, Lessee waives any and all claims for a "taking" and/or compensation for condemnation or inverse condemnation, loss of business opportunity, loss of income or loss of value of its property or loss of value to its leasehold interest in the Lease.

LESSEE

James and Marylou Caudill

By
Its

Date

1-13-14

By
Its

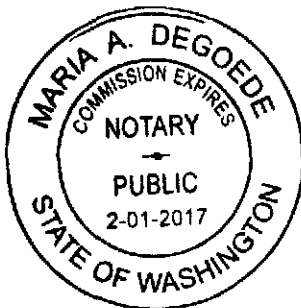
Date

1-13-14

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 13th day of January, 2014 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared James R. Caudill and Mary Lou Caudill to me known to be the property owners and leaseholders, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument,

Given under my hand and official seal this 13th day of January 2014.



Maria A. DeGoede
Notary Public in and for the state of
Washington, residing at La Conner, WA
My commission expires: 2-1-17

Printed Name: 2-1-17 Maria A. DeGoede

CONSENT TO EASEMENT
JAMES AND MARYLOU CAUDILL, LESSEE
TOWN OF La CONNER, GRANTEE



GRANTEE, TOWN OF LA CONNER

By

Ramon Hayes, Mayor

Date

2.10.14

Attest:

By

Maria DeGoede, Clerk/Treasurer

Approved as to form:

By

Bradford E. Furlong, WSBA 12924
Town Attorney

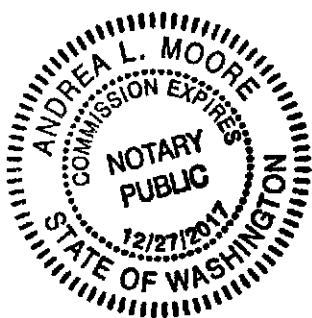
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 10th day of February 2014 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Ramon Hayes and Maria DeGoede to me known to be the Mayor and Clerk/Treasurer respectively of the Town of La Conner the municipal corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument,

Witness my hand and official seal hereto affixed the say and year first above written.



Andrea L. Moore

Notary Public in and for the state of

Washington, residing at La Conner

My commission expires: 12-27-17

Printed Name: ANDREA L. MOORE

CONSENT TO EASEMENT

JAMES AND MARYLOU CAUDILL, LESSEE
TOWN OF La CONNER, GRANTEE



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Skagit County Auditor

\$77.00

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201302-Boardwalk 2013.dwg 8.5x11 01-03-14

SWINOMISH CHANNEL

'03 OUTER HARBOR LINE

Provide gated access

Place steel piles

Boardwalk easement

Proposed boardwalk

Replace existing decking;
Owner responsible for
substructure replacement

BUILDING

BUILDING

BUILDING



CAUDILL

DNR LEASE NO. 22-002661

INNER HARBOR LINE

SOUTH FIRST STREET



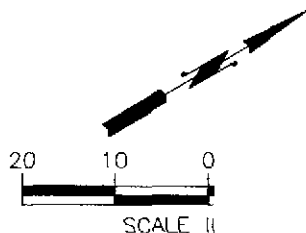
BOARDWALK
EASEMENT



BOARDWALK
DECKING



MITIGATION AREA
DECKING



SCALE 1" = 20'



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EXHIBIT A

DNR LEASE NO. 22-002661

CHS

CHS ENGINEERS, LLC

12507 BEL-RED ROAD SUITE 101
BELLEVUE, WA 98005-2500

TEL (425) 637-3693 FAX (425) 637-3694

Scale

1" = 20'

Sheet

1 / 1

Drawn by JK

Approved by EH

Checked by NF

Date 01-03-14