



201404240078

Skagit County Auditor

\$75.00

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RETURN TO:
Public Utility District No. 1 of Skagit County
1415 Freeway Drive
P.O. Box 1436
Mount Vernon, WA 98273-1436

PUD UTILITY EASEMENT

THIS AGREEMENT is made this 11 day of March, 2014, between Maynard Axelson, hereinafter referred to as "Grantor(s)", and **PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON**, a Municipal Corporation, hereinafter referred to as "District". Witnesseth:

WHEREAS, Grantor(s) are the owners of certain lands and premises situated in the County of Skagit, and

WHEREAS, the District wishes to acquire certain rights and privileges along, within, across, under, and upon the said lands and premises.

NOW, THEREFORE, Grantor(s), for and in consideration of mutual benefits and other valuable consideration, receipt of which is hereby acknowledged, conveys and grants to the District, its successors or assigns, the perpetual right, privilege, and authority to do all things necessary or proper in the construction and maintenance of water, sewer, electrical, and communication lines and/or other similar public service related facilities. This includes the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, change the size of, relocate, connect to and locate at any time pipe(s), line(s) or related facilities, along with necessary appurtenances for the transportation and control of water, sewer, electrical, and electronic information on facilities over, across, along, in and under the following described lands and premises in the County of Skagit, State of Washington, to wit:

Tax Parcel Number: 15913

The West ½ of the East ½ of the Southeast ¼ of Section 15, Township 33 North, Range 3 East, W.M., EXCEPT County Road rights of way, AND EXCEPT the following described tract:

Beginning at a point on the North line of Fir Island County Road, 820 feet West of the East line of said Section 15, as measured along the North line of said Fir Island County Road; thence North parallel to the East line of said Section 15, 260 feet; thence West parallel to the North line of said Fir Island County Road 138 feet; thence South parallel to the East line of said Section 15, 260 feet to the North line of said Fir Island County Road; thence East along the North line of said Fir Island County Road 138 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

on the easement described as follows (See Exhibit A – Easement Map):

A strip of land in the Southeast Quarter of the Southeast Quarter of Section 15, Township 33 North, Range 3 East, W.M., being 25 feet in width, lying 12.5 feet on each side of the following described centerline:

Commencing at the Southeast corner of said Section 15; thence North 89 Degrees 06'35" West along the South line of said Southeast Quarter of Section 15, a distance of 971.37 feet to the TRUE POINT OF BEGINNING; thence North 0 Degrees 45'10" East, a distance of 26.81 feet to the terminus of said centerline description; EXCEPT that portion of the above described strip lying within the Right-of-Way of Fir Island Road.

Grantor(s) authorizes the District the right of ingress and egress from said lands of the Grantor(s). The Grantor(s) also gives the District permission to cut, trim and/or remove all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor(s) in the described easement for the purposes of the activities listed above, as well as the right to cut, trim and/or remove vegetation which, in the opinion of the District, constitutes a menace or danger to said pipe(s), line(s) or related facilities, and/or to persons or property by reason of proximity to the line. The Grantor(s) agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor(s), their heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor(s) shall conduct their activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

The Grantor(s) also agree to and with the District and warrant that the Grantor(s) lawfully own the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances except as indicated in the above legal description, and that Grantor(s) will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Any mortgage on said land held by a mortgagee is hereby subordinated to the rights herein granted to the District; but in all other respects the mortgage shall remain unimpaired.

In Witness Whereof, the Grantor(s) hereunto sets his hand and seal this 11 day of March, 2014.

Maynard Axelsson
Signature

Owner
Print Title

Maynard Axelsson
Print Name

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 24 2014

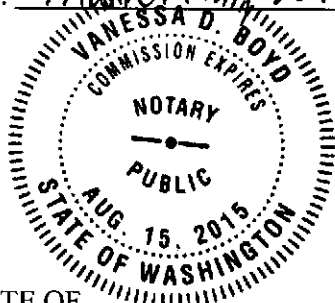
(Individual)

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Maynard Axelsson 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 mentioned in the instrument.

Date: March 11, 2014



[Signature]
Notary Public in and for the State of Washington
My appointment expires: August 15, 2015

(Corporate, Partnership)

STATE OF _____
COUNTY OF _____

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



201404240078

C.O. 4748
W.O. 12-03534

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as _____ of _____ to be the free and voluntary act for the uses and purposes mentioned in the instrument.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as _____ of _____ to be the free and voluntary act for the uses and purposes mentioned in the instrument.

Date: _____

Notary Public in and for the State of _____
My appointment expires: _____



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