



201406110084

Skagit County Auditor
6/11/2014 Page 1 of 3 1:43PM \$74.00

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 6th day of June, 2014, between MOUNT VERNON PLAZA ASSOCIATES LLC 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: P25678

(TAX 30ABB DK 17) THAT PORTION OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SEC 17, TWP 34, RNG 4 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE EAST SIDE OF THE STATE HIGHWAY, 450 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID HIGHWAY, 115 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 211 FEET; THENCE NORTH TO A POINT 211 FEET EAST OF THE POINT OF BEGINNING AND 450 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST TO THE POINT OF BEGINNING. SURVEY AF#201007060083

On the easement described as follows (See Exhibit A – Easement Map): THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 00°24'00" WEST, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 334.92 FEET; THENCE SOUTH 89°42'10" EAST 52.53 FEET TO THE EASTERLY MARGIN OF ROAD RIGHT-OF-WAY AWARDED TO THE CITY OF MOUNT VERNON UNDER SKAGIT COUNTY SUPERIOR COURT NO. 08-2-00768-8; THENCE NORTH 00°24'00" EAST, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00°24'00" EAST, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 38.00 FEET; THENCE SOUTH 89°42'10" EAST, A DISTANCE OF 19.99 FEET; THENCE SOUTH 00°23'35" WEST 33.00 FEET; THENCE SOUTH 89°42'10" EAST 8.00 FEET; THENCE SOUTH 00°17'50" WEST 5.00 FEET; THENCE NORTH 89°42'10" WEST 28.00 FEET TO THE POINT OF BEGINNING.

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

SKAGIT COUNTY WASHINGTON Page 1 of 3
REAL ESTATE EXCISE TAX

C.O. # 4789
W.O. # 13-3482

Easement
JUN 11 2014

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

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 6th day of June, 2014.



Ezra Genauer, Owner
MOUNT VERNON PLAZA ASSOCIATES LLC

STATE OF WASHINGTON
COUNTY OF KING

I certify that I know or have satisfactory evidence that Ezra Genauer 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 Owner of MOUNT VERNON PLAZA ASSOCIATES LLC to be the free and voluntary act for the uses and purposes mentioned in the instrument.

Date: 6-6-14



Notary Public in and for the State of Washington
My appointment expires: 6-13-15

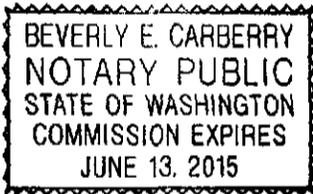


EXHIBIT "A"

