

Skagit County Auditor

7/15/2014 Page

1 of

7

\$128.00

1:36PM

Document Title: Consent to Grant Easement

Reference Number:

Grantor(s):

☐ additional grantor names on page ____

1. Nancy Wilbur

2.

Grantee(s):

☐ additional grantee names on page ____

1. Town of LaCrosse

2. State of Washington Department of Natural Resources

Abbreviated legal description:

☐ full legal on page(s) ____

36-34-02

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P 74466

I, Maura A DeGode, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Maura A DeGode Dated 7-15-14

After Recording Please Return To:

Town of La Conner
P.O. Box 400
La Conner, WA 98257

Document Title: Consent to Grant of Easement

Reference Number of documents assigned or released:

DNR Lease: No. 22-002613

DNR Aquatic Lands Easement: No. 51-087205

Grantor(s): Nancy Wilbur

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

Assessor Parcel/Tax ID Number: P#74466

Abbreviated legal description:

TRACT B, TOWN OF LACONNER SHORT PLAT LC-81-01 RECORDED UNDER
AF#8104290031; BEING A PORTION OF TRACT 12 OF THE CORRECTED SHPPLEMENT,
PLATE NO. 18, TIDE AND SHORELANDS OF LACONNER HARBOR, SEC 36, TWP 34, RNG 2



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Skagit County Auditor

\$128.00

7/15/2014 Page

2 of 7 1:36PM

CONSENT TO GRANT OF EASEMENT

This Consent to Grant of Easement (this "Consent") is made this 31 day of March, 2014.

I. RECITALS

WHEREAS, the Washington Department of Natural Resources ("Lessor") and Nancy Wilbur, an individual, as successor to Robert C. Raymond, an individual, are parties to DNR leases No. 22-002613 dated August 24, 1987 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;

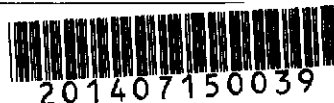
NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

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 workman like manner. Grantee shall indemnify and hold harmless Lessee from any

CONSENT TO EASEMENT
NANCY WILBUR, LESSEE
TOWN OF La CONNER, GRANTEE



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:

Nancy Wilbur
11301 Smokehouse Road
La Conner, WA 98257
Telephone: 360-466-9293

To Lessor:

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

CONSENT TO EASEMENT
NANCY WILBUR, LESSEE
TOWN OF La CONNER, GRANTEE



201407150039

Skagit County Auditor

\$128.00

7/15/2014 Page

4 of

7 1:36PM

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

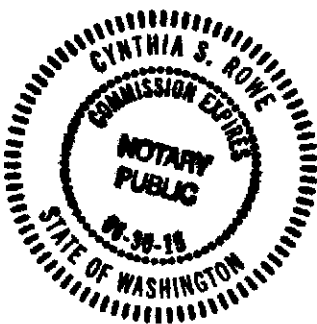
Nancy Wilbur

By Nancy Wilbur Date March 31, 2014

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 31st day of March, 2014 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Nancy Wilbur to me known to be the owner and leaseholder, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said individual, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument,

Given under my hand and official seal this 31st day of March 2014.



Cynthia S. Rowe
Notary Public in and for the state of
Washington, residing at La Conner
My commission expires: 6-30-15
Printed Name: CYNTHIA S. ROWE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 15 2014

Amount Paid \$ /
Skagit Co. Treasurer
By MB Deputy

CONSENT TO EASEMENT
NANCY WILBUR, LESSEE
TOWN OF La CONNER, GRANTEE



201407150039

GRANTEE, TOWN OF LA CONNER

By [Signature]
Ramon Hayes, Mayor

Date 4.21.2014

Attest:

By [Signature]
Maria DeGoede, Clerk/Treasurer

Approved as to form:

By [Signature]
Bradford E. Furlong, WSBA 12924
Town Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 21st day of April 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.



Cynthia S. Rowe
Notary Public in and for the state of
Washington, residing at La Conner
My commission expires: 6-30-15
Printed Name: CYNTHIA S. ROWE

CONSENT TO EASEMENT
NANCY WILBUR, LESSEE
TOWN OF La CONNER, GRANTEE



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SWINOMISH CHANNEL

Skagit County Auditor

\$128.00

7/15/2014 Page

7 of

7 1:36PM

Place steel piles

'03 OUTER HARBOR LINE

Boardwalk easement

Proposed boardwalk

WILBUR
DNR LEASE NO. 22-002613

RAMP

RAMP DOWN

BUILDING

BUILDING



SHED

SHED

INNER HARBOR LINE

SOUTH FIRST STREET

CALHOUN STREET



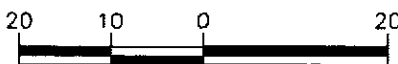
BOARDWALK
EASEMENT



BOARDWALK
DECKING



MITIGATION AREA
DECKING



SCALE IN FEET

EXHIBIT A

DNR LEASE NO. 22-002613

CHS

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

CHS ENGINEERS, LLC

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

Drawn by JK

Approved by EH

Checked by NF

Date 03-27-14

Scale

1" = 20'

Sheet

1