



201407210086

Skagit County Auditor

\$77.00

7/21/2014 Page

1 of

6 12:15PM

Return Address:

Terry Wilson
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 21 2014

Amount Paid \$ —
Skagit Co. Treasurer
By *HB* Deputy

Document Title(s): Ingress, Egress, and Utilities Easement Reservation	Assessor's Property Tax Parcel/Account Number: 340428-4-007-0009 (P28059); 340428-3-003-0005 (P28026)
Reference Number(s) of Documents assigned or released if applicable: Additional reference numbers are on page of document. N/A	
Grantor(s) (Last name first, then first name and initials): 1. Washington Federal, a National Association 2. 3.	
Grantee(s) (Last name first, then first name and initials): 1. Washington Federal, a National Association 2. 3.	
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range): Additional legal is on page of document. Portions of the SW 1/4 and SE 1/4 of Section 28, Township 34N, Range 04E	
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

INGRESS, EGRESS, AND UTILITIES EASEMENT

THIS INSTRUMENT is made this 16TH day of July, 2014, by and between Washington Federal, a National Association, hereinafter referred to as "Grantor," and Washington Federal, a National Association, hereinafter referred to as "Grantee":

WITNESSETH:

That said Grantor is the legal owner of that certain real property known as Tax Parcel 340428-3-003-0005 (P28026), legally described as follows (hereinafter referred to as the "Burdened Property"):

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE COUNTY ROAD RUNNING ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 400 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO FLOYD M. ALEXANDER AND GOLDIE N. ALEXANDER, HUSBAND AND WIFE, BY INSTRUMENT DATED APRIL 19, 1960, RECORDED UNDER AUDITOR'S FILE NO. 593453, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 300 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT SOLD TO MARILYN R. HUMPHRIES BY INSTRUMENT DATED DECEMBER 20, 1968, RECORDED DECEMBER 30, 1968, UNDER AUDITOR'S FILE NO. 721887; THENCE WESTERLY, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, TO THE EASTERLY LINE OF THE LITTLE MOUNTAIN COUNTY ROAD NO. 323; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO ITS INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE AFOREMENTIONED F. M. ALEXANDER TRACT; THENCE EASTERLY ALONG SAID LINE TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION CONVEYED TO THE COUNTY OF SKAGIT BY DEED RECORDED JULY 18, 1988, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8807180003.

That said Grantee is the legal owner of that certain real property known as Tax Parcel 340428-4-007-0009 (P28059), legally described as follows (hereinafter referred to as the "Benefited Property"):

THE WEST 660 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE NORTH 264 FEET OF THE WEST 165 FEET THEREOF, AND ALSO EXCEPT THE NORTH 30 FEET THEREOF AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED SEPTEMBER 9, 1947 UNDER AUDITOR'S FILE NO. 408560. AND ALSO EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. THENCE NORTH 89 DEGREES 07' 18" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 165.13 FEET TO A POINT ON THE EAST LINE OF THE WEST 165.00 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 24' 17" WEST ALONG SAID EAST LINE, FOR A DISTANCE OF 30.02 FEET TO THE SOUTH MARGIN OF EAST BLACKBURN ROAD; THENCE CONTINUING SOUTH 01 DEGREES 24' 17" WEST ALONG SAID EAST LINE, FOR A DISTANCE OF 29.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 37 DEGREES 15' 18" EAST FOR A DISTANCE OF 19.00 FEET; THENCE SOUTH 16 DEGREES 17' 07" EAST FOR A DISTANCE OF 58.30 FEET; THENCE SOUTH 09 DEGREES 25' 03" EAST FOR A DISTANCE OF 31.65 FEET; THENCE NORTH 83 DEGREES 36' 04" EAST FOR A



DISTANCE OF 6.05 FEET; THENCE SOUTH 02 DEGREES 46' 30" EAST FOR A DISTANCE OF 20.08 FEET; THENCE SOUTH 24 DEGREES 27' 15" WEST FOR A DISTANCE OF 41.34 FEET; THENCE SOUTH 31 DEGREES 44' 26" WEST FOR A DISTANCE OF 53.05 FEET TO THE SOUTHEAST CORNER OF THE WEST 165.00 FEET OF THE NORTH 264.00 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 24' 17" EAST FOR A DISTANCE OF 204.49 FEET TO THE TRUE POINT OF BEGINNING.

That said Grantor for and in consideration of mutual benefits derived and/or other valuable consideration, receipt of which is hereby acknowledged by said Grantor and Grantee, does by these presents grant, bargain, sell, convey, and confirm forever unto Grantee and its heirs, successors, and/or assigns, a non-exclusive **Ingress and Egress Easement Reservation** for ingress and egress, over, through, across, and upon the following described property (hereinafter referred to as the "Easement Area") situated in Skagit County, Washington, more particularly described on Exhibit A and graphically depicted on the Map Exhibit, both attached hereto and by this reference made a part hereof.

Grantor does further by these presents grant, bargain, sell, convey, and confirm forever unto Grantee and its heirs, successors, and/or assigns, a non-exclusive **Utilities Easement Reservation** for storm drainage, water, sewer, power, natural gas, cable, and/or telephone over, through, under, across, and upon said Easement Area.

TOGETHER WITH the right for Grantee to enter upon, over, and along said Burdened Property from time to time to construct, inspect, repair, alter, modify, replace, remove, and/or update to present and future technological standards, said utilities. Said Grantee shall have the right without prior institution of suit or proceeding at law, at times as may be necessary, to enter upon said Burdened Property.

No obstructions of any kind whatsoever shall be allowed within the Easement Area that would impede the ingress and egress for the purposes herein defined.

Grantor and Grantee further covenant that maintenance or repair of the Easement Area and the improvements contained therein shall be the shared responsibility of the party or parties benefitting therefrom.

Grantee property may be further subdivided and/or undergo a Boundary Line Adjustment resulting in additional properties utilizing the easement; in such event, the easement shall be expanded accordingly provided that each additional property benefitting therefrom participate in the shared maintenance and repair requirements contained herein.

This easement shall be a covenant running with the land forever and shall be binding upon the Grantor and Grantee, their successors, heirs, and assigns.

It is the intention of the parties that the rights and obligations hereunder shall not be merged, terminated, or extinguished by reason of existing or future common ownership of the Grantor and Grantee properties.

Grantee agrees to indemnify, defend, and hold Grantor, its heirs, successors, and assigns harmless from any and all liability associated with Grantee's, its licensees or invitees use, enjoyment, repair, or maintenance of easement reservation areas.

In any suit or other proceeding brought by any of the parties to this easement, arising out of, or pertaining to, this easement, the substantially prevailing party shall be entitled to recover its reasonable attorneys' fees and all costs and expenses from the substantially non-prevailing party, in addition to any other relief.



201407210086

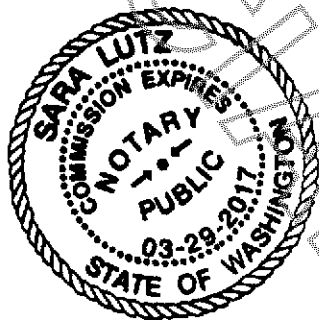
Skagit County Auditor
7/21/2014 Page

3 of

\$77.00

6 12:15PM

Dated this 16TH day of July, 2014.



GRANTOR/GRANTEE
Washington Federal, a National Association

[Signature]
Signature
By ROGER W. FORD
Printed Name
Its VICE PRESIDENT
Title

STATE OF WASHINGTON)
COUNTY OF Whatcom) ss.

I certify that I know or have satisfactory evidence that ROGER FORD
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 VP
of Washington Federal, a National Association
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

7/16/14
Dated

[Signature]
Notary Public in and for the State of Washington
SARA LUTZ
Printed Name
Residing at: Bellingham, WA
Appointment Expires: 3-29-17



**EXHIBIT A
EASEMENT LEGAL DESCRIPTION**

That portion of the Northeast Quarter of the Southwest Quarter of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

COMMENCING at the intersection of the East line of said Northeast Quarter of the Southwest Quarter and the South line of the County Road, having a bearing of North 89°32'31" WEST;
THENCE SOUTH 02°43'50" WEST along said East line, a distance of 400.00 feet to the Southeast corner of that certain tract conveyed to Floyd M. Alexander and Goldie N. Alexander, husband and wife, by instrument dated April 19, 1960, recorded under Auditor's File No. 593453, and the POINT OF BEGINNING;

THENCE continuing SOUTH 02°43'50" WEST along said East line, a distance of 30.02 feet to a point 30.00 feet south of the south line of said tract conveyed to Floyd M. Alexander and Goldie N. Alexander;
THENCE NORTH 89°18'25" WEST, parallel with the said south line, a distance of 452.00 feet;
THENCE SOUTH 81°03'22" WEST, a distance of 95.58 feet to a line 46.00 feet south of the south line of said tract conveyed to Floyd M. Alexander and Goldie N. Alexander said subdivision;
THENCE NORTH 89°18'25" WEST, a distance of 110.03 feet to the Easterly line of the Little Mountain County Road No. 323;

THENCE NORTH 19°45'59" EAST, along said Easterly line a distance of 8.73 feet to a point of curvature to the right having a radius of 756.78 feet;

THENCE along said curve 39.60 feet, through a central angle of 2°59'54" to its intersection with the Westerly projection of the South line of the aforementioned F.M. Alexander Tract;

THENCE SOUTH 89°18'25" EAST, along said line a distance of 642.51 feet to the POINT OF BEGINNING;

EXCEPT any portion conveyed to the County of Skagit by deed recorded July 18, 1988, under Skagit County Auditor's File No. 8807180003.



Project: Wa. Fed Hidden Lake
14689exh01.dwg
14689I.007.doc
OBH



Skagit County Auditor

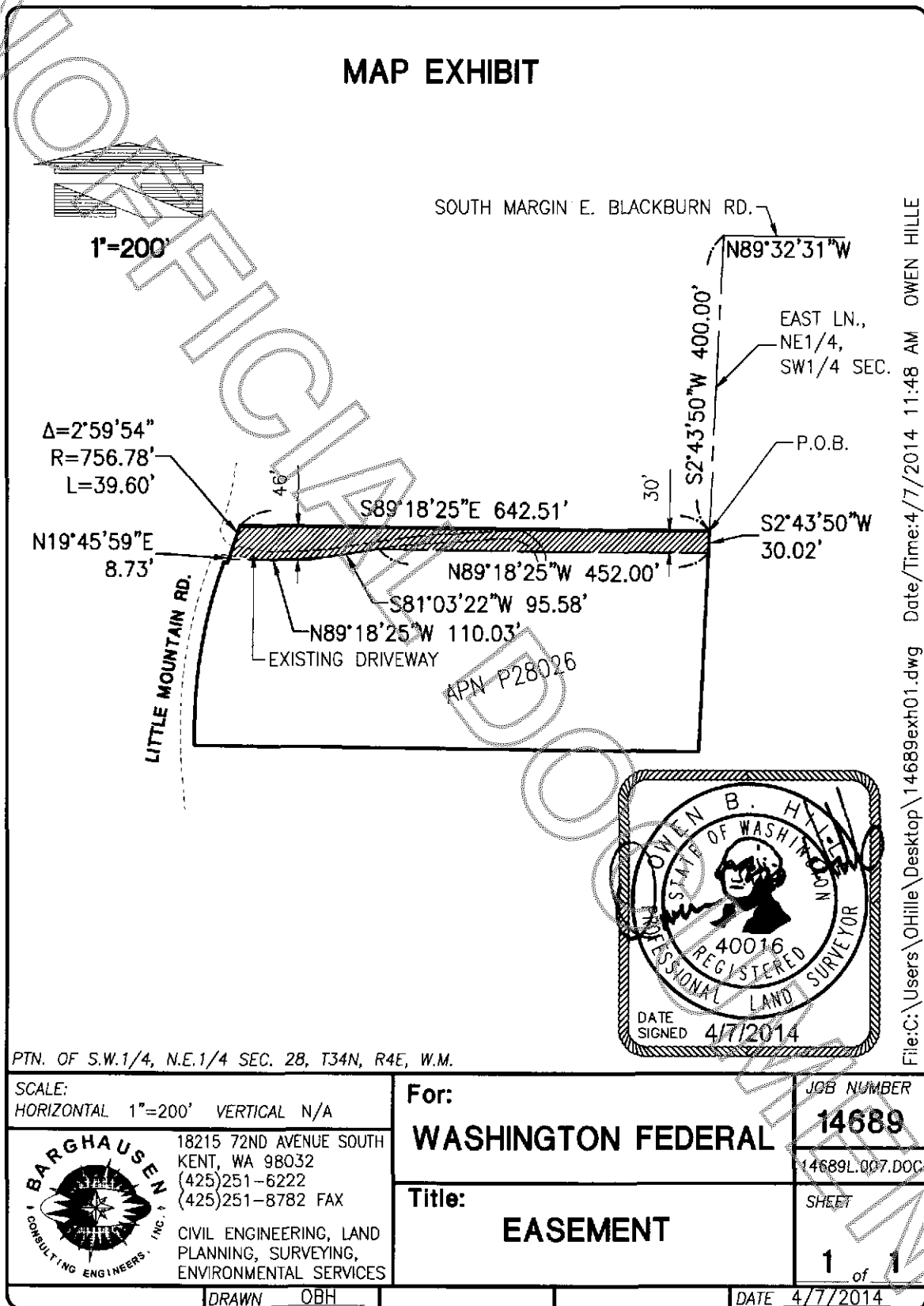
\$77.00

7/21/2014 Page

5 of

6 12:15PM

MAP EXHIBIT



201407210086