

After Recording Please Return To:

Attn:
Town of La Conner
Post Office Box 400, 2nd and Douglas
La Conner, Washington 98257
(360) 466-3125



201408270025

Skagit County Auditor

\$76.00

8/27/2014 Page

1 of

5 10:29AM

POOR ORIGINAL

Document Title(s): LCSD East 2014 Watermain Easement

Reference Number(s) of Documents Assigned or Released: W2014-01 ESM

Grantor(s): (Print Last name, First name, and Initials)

1. La Conner School District #311

Grantee(s): Town of La Conner

Legal Description (abbreviated): 10' wide strip

☒ Additional legal description is on page one of document or attached.

Assessor's Property Tax Parcel / Account Number: P74225, P74226, P74227

EASEMENT AGREEMENT

THIS AGREEMENT is made this 13 day of August, 2014, by and between the TOWN OF LA CONNER, a municipal corporation of Skagit County, Washington, hereinafter termed "Grantee" and La Conner School District No. 311, hereinafter termed "Grantor".

WITNESSETH:

That the said Grantor, for valuable consideration, does by these presents grant unto the Grantee a perpetual right-of-way or easement for a utility corridor with the necessary appurtenances through, over, and across the following described property situated in Skagit County, Washington, more particularly described as follows:

Lots 1, 2, 4, 5 and 6, Block C, "CALHOUN ADDITION TO THE TOWN OF LA CONNER," as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington, EXCEPT any portion thereof lying North of a line established by Decree in Skagit County Superior Court Cause No. 3149; said line being described as beginning on the East line of Section 36, Township 34 North, Range 2 East, W.M. at a point that is 1,920.3 feet North of the 1/4 section corner on the East side of said Section 36 and running thence North 89°47' West a distance of 1,850.7 feet.

Situate in the Town of LaConner, County of Skagit, State of Washington.

a permanent easement over, across, along, in, upon and under the following described portion of the above-described property:

A strip of land ten (10) feet in width having five (5) feet on each side of the center line of grantee facilities as constructed, extended or relocated within the above described property, more particularly describe as follows:

Easement Agreement
W2014-01 ESM

EA-1

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

AUG 27 2014

Amount Paid \$
Skagit Co. Treasurer
By Mam Deputy

Beginning at the intersection of State Street & Sixth Street thence north on the center line of Sixth Street N 00°18'36" E a distance of 1083.73 ft, thence S 89-36-07 E a distance of 25.00 ft to the intersection of the East Right of Way of Sixth Street, the Point of Beginning; being the west property line of Lot 6, Block C of the Calhoun Addition to the Town of LaConner. Thence continuing on the center line of the 10 ft wide easement the following bearings & distances:

thence S 89-36-07 E a distance of 262.59 ft;
thence S 00-32-33 W a distance of 200.09 ft, referred to herein as Point A;
thence S 00-32-33 W a distance of 35.19 ft, referred to herein as Point B;
thence S 00-32-33 W a distance of 76.80 ft;
thence S 89-13-54 W a distance of 7.98 ft;
thence S 00-15-42 W a distance of 59.24 ft, referred to herein as Point C;
thence S 00-15-42 W a distance of 61.16 ft, referred to herein as Point D;
thence S 00-15-42 W a distance of 11.48 ft;
thence N 89-45-26 E a distance of 82.24 ft;
thence S 00-16-01 W a distance of 300.94 ft, referred to herein as Point E;
thence S 00-16-01 W a distance of 9.81 ft;
thence S 89-54-25 W a distance of 62.00 ft;
thence S 49-01-21 W a distance of 55.63 ft;
thence N 89-52-21 W a distance of 232.11 ft to the easterly right of way of Sixth Street & the terminus of the water line easement;

Together with:

A strip of land ten (10) feet in width having five (5) feet on each side of the center line of grantee facilities as constructed, extended or relocated within the above described property, more particularly described as follows:

Commencing from Point A described above, thence S 89°27'27" E a distance of 16.00 ft;
Commencing from Point B described above, thence S 89°27'27" E a distance of 12.00 ft;
Commencing from Point C described above, thence S 89°44'18" E a distance of 16.00 ft;
Commencing from Point D described above, thence S 89°44'18" E a distance of 16.00 ft;
Commencing from Point E described above, thence S 89°43'59" E a distance of 12.00 ft;

Situated in the Town of LaConner, County of Skagit, State of Washington.

A sketch showing this easement and its location accompanies this description and by reference thereto is made a part hereof.

See attached Exhibit A1 & A2

That said Grantee shall have the right without prior institution of any suit or proceeding at law, at such times as may be necessary, to enter upon said property for the purpose of constructing, repairing, altering, or reconstructing said utilities, or making any connections therewith, without incurring any legal obligation or liability therefor; provided that such constructing, repairing, altering, or reconstructing of said utilities shall be accomplished in such a manner that the private improvements existing in this right-of-way shall not be disturbed or destroyed, or, in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

Easement Agreement
W2014-01 ESM

EA-2



201408270025

Skagit County Auditor

\$76.00

8/27/2014 Page

2 of

5 10:29AM

The Grantor shall retain the right to use the surface of said easement, so long as said use does not interfere with the installation and maintenance of the utility main and so long as no permanent buildings or structures are erected on said easement.

This easement shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns.

CORPORATE SEAL:

GRANTOR:

By:

By:

By:

ATTEST:

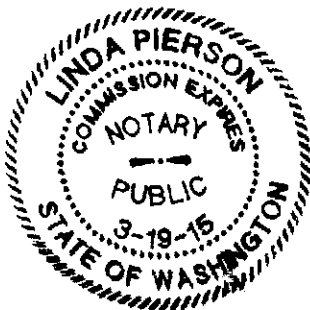
By:

Title:

STATE OF WASHINGTON

COUNTY OF SKAGIT

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 13 day of August, 2014, personally appeared before me TIM BRUCE to me known to be the Superintendent of the LaConner School District ~~change entire paragraph to match conveyance? Or clarify what these two blanks are for and take out the "oath" part?~~ who executed the foregoing instrument, and acknowledge that s/he signed and sealed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that s/he is authorized to execute the said instrument and that the seal affixed is the Corporate Seal of said Corporation.



Linda Pierson
Notary Public in and for the State of
Washington, residing at La Conner
Appointment expires 03/19/15

Easement Agreement
W2014-01 ESM

EA-3



201408270025

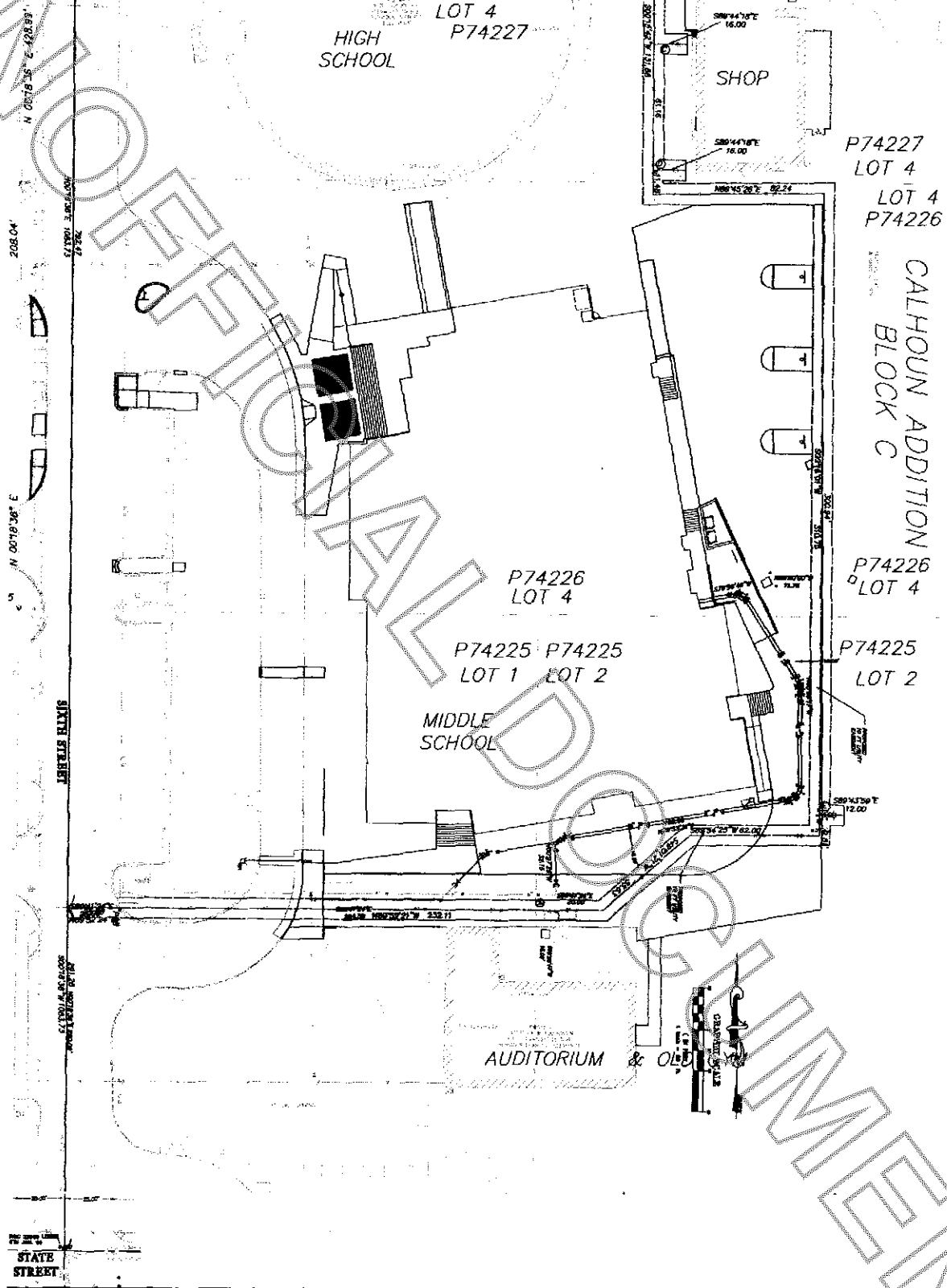
Skagit County Auditor

\$76.00

8/27/2014 Page

3 of

5 10:29AM



Water Line Replacement Phase 1c

La Dussane School District
Box 211
Belle, 07518/16
District No. JMS-20
Address: 100

**Le Connor
Middle School
Replacement**



La Cumbre Schools

Huttenbach & Orenth
ARCHITECTS
4770 Lake Washington Blvd. S.E., Bldg. 4
Burien, WA 98148
P 206/835-9941 F 206/835-9957

Exhibit A.1



201408270025

