



201506150114

Skagit County Auditor

\$78.00

6/15/2015 Page

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7 11:49AM

After Recording Return to:
City of Mount Vernon
PO Box 809
Mount Vernon, WA 98273

Document Title: Easement
Grantor(s): PBWA Properties, LLC, a Washington limited liability company
Grantee: City of Mount Vernon, a Municipal Corporation
Abbreviated Legal Description: PTN SE NW SEC 15 TWP 34N RG 04E
Full Legal Description: Full legal description of subject property and utility easement are legally described in Exhibit "A" and Exhibit "B" attached and incorporated by reference
Assessor's Tax Parcel No: P24856

1. Recitals.

- A. Grantor is the owner of that certain real property legally described on Exhibit "A" attached hereto and incorporated herein by this reference
- B. This instrument sets forth the terms and conditions which the Grantor shall grant the Grantee an easement over the subject property.

2. Grant of Easement.

In consideration of ten dollars (\$10.00), in hand paid and other valuable consideration which is hereby acknowledged, Grantor, PBWA Properties, LLC, does hereby grant and convey to Grantee, The City of Mount Vernon, Washington, a Municipal Corporation located in the County of Skagit, its successors, heirs, and assigns, a permanent easement for access, maintenance and monitoring of critical areas, including but not limited to wetlands, vegetation, and streams, in, over, on under, across and through and following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART
HEREOF

Except as may be otherwise set forth herein Grantee's Easement and all rights thereto shall be exercised upon that portion of the Property ("Easement Area" herein) described as follows:

SEE EXHIBIT "B" ATTACHED HERETO AND BY REFERENCE MADE
PART HEREOF

SEE EXHIBIT "C" DEPICTING THE EASEMENT AREA

3. Purpose and scope Easement.

The easement is granted for the purpose of access to and maintenance and monitoring of critical areas, including, but not limited to, wetlands, vegetation, and streams. Grantee may construct, or cause to be constructed, maintain, replace, reconstruct, and remove critical areas features, with all appurtenances incident thereto or necessary therewith, in and across the said Easement Area and the right of ingress and egress over, and under and across the described Easement Area at any and all times for the purposes of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted; and the right of conveyance of said easement and privileges.

4. Obstructions.

Grantee may from time to time need to remove and dispose of vegetation, trees, or other obstructions within the Easement Area in order to carry out the purposes of the Easement set forth in Section 3 hereof. Grantee shall also have the right to control, on a continuing basis and by any prudent and reasonable means, the establishment and growth of brush, trees or other vegetation in the Easement Area.

5. Grantor's Use of Easement Area.

Grantor, their heirs and assigns, reserve the right and privilege to use the above described land of the Grantor, at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment by the Grantee, its successors and assigns, of the rights and privilege therein granted. Grantor, their heirs and assigns shall refrain from construction or placing any buildings or improvements or fencing upon the above-described premises. Grantee shall under no circumstances be held responsible for the restoration of any buildings or improvements upon the above-described premises, if said improvements are in any way disturbed during the exercise of the above-described easement privileges.

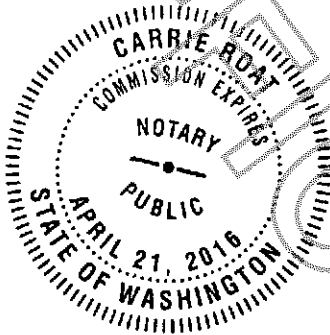
Dated this 4th day of May 2015.

Terry Dangler
Grantor

EVPCO-Air Peoples Bank
Title Peoples Bank, member PEWA Properties, LLC

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this 4th day of May 2015, before me personally appeared Terry Daughters, EVP/CCO of Peoples Bank; Peoples Bank, member PBWA Properties, LLC to me personally known to be the person described in and who executed the above instrument and who acknowledged that he had the authority to submit this proposal on behalf of said firm.



Carrie Rodat

NOTARY PUBLIC, in and for the State of Washington,
Residing at: Ferndale, WA
My Commission Expires: 4/21/16

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 15 2015

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

EXHIBIT "A"
(Legal Description)
P24856

PBWA Property P-24856

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section;
thence South along the West line thereof 20 feet to the Southerly line of McLaughlin Road and the TRUE POINT OF BEGINNING;
thence continuing South along said West line 666.63 feet to the Northwest corner of that certain parcel described in real estate contract in favor of Kenneth Moore and Phyllis Marie Moore and recorded under Auditor's File No. 8305270054;
thence East along the North line of said Moore parcel and said line extended 980.15 feet;
thence North parallel with the West line of said Southeast 1/4 of the Northwest 1/4 666.36 feet, more or less, to the South line of McLaughlin Road;
thence West along said South line to the POINT OF BEGINNING.

Situated in Skagit County, Washington.

EXHIBIT "B"
(Easement Area)

Easement No. 5

Wetland Buffer, Maintenance and Access Easement

An easement for access, maintenance and monitoring of critical areas over, under and across that portion of the below described Tract X lying Southerly of the following described line:

BEGINNING at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M.; thence South $0^{\circ}37'39''$ West (called South in previous descriptions) along the West line of said subdivision for a distance of 676.63 feet (called 686.63 in previous descriptions), more or less, to the Northwest corner of that certain parcel described in Real Estate Contract in favor of Kenneth Moore and Phyllis Marie Moore and recorded under Auditor's File No. 8305270054; thence South $89^{\circ}30'17''$ East (called East in previous descriptions) along the North line of said Moore parcel and said line extended, for a distance of 564.87 feet to the TRUE POINT OF BEGINNING of said line; thence North $54^{\circ}21'24''$ West for a distance of 133.41 feet; thence North $0^{\circ}13'33''$ East for a distance of 113.51 feet to a point of curvature; thence along the arc of said curve to the right, concave to the Northeast, having an initial tangent bearing of North $89^{\circ}46'27''$ West, a radius of 76.00 feet, through a central angle of $54^{\circ}22'12''$, an arc distance of 72.12 feet to a point of reverse curvature; thence along the arc of said curve to the left, concave to the Southwest, having a radius of 101.00 feet, through a central angle of $26^{\circ}03'03''$ an arc distance of 45.92 feet to a point of tangency; thence North $61^{\circ}27'18''$ West for a distance of 179.31 feet to a point of curvature; thence along the arc of said curve to the left, concave to the Southwest, having a radius of 101.00 feet, through a central angle of $19^{\circ}04'17''$ an arc distance of 33.62 feet to a point of tangency; thence North $80^{\circ}31'35''$ West for a distance of 94.41 feet; thence North $81^{\circ}41'48''$ West for a distance of 75.62 feet, more or less, to said West line of the Southeast 1/4 of the Northwest 1/4 and being the terminus of said line.

Tract X

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section;
thence South along the West line thereof 20 feet to the Southerly line of McLaughlin Road and the TRUE POINT OF BEGINNING;
thence continuing South along said West line 666.63 feet to the Northwest corner of that certain parcel described in real estate contract in favor of Kenneth Moore and Phyllis Marie Moore and recorded under Auditor's File No. 8305270054;
thence East along the North line of said Moore parcel and said line extended 980.15 feet;
thence North parallel with the West line of said Southeast 1/4 of the Northwest 1/4 666.36 feet, more or less, to the South line of McLaughlin Road;
thence West along said South line to the POINT OF BEGINNING.

Situated in Skagit County, Washington.

[illegible]

LISER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442