



201506150115

Skagit County Auditor

\$78.00

6/15/2015 Page

1 of

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 a stormwater pond, stormwater utility line(s) and other appurtenances in, over, on, under, across and through the 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 repairing, replacing, operating and maintaining stormwater service and related utility facilities. Grantee may construct, or cause to be constructed, maintain, replace, reconstruct, and remove stormwater facilities, 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.

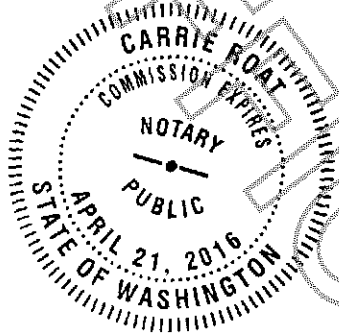
Dated this 4<sup>th</sup> day of May 2015.

Terry Daughter  
Grantor

EVP/CCO for Peoples Bank  
Title Peoples Bank, member PBWA Peoples 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 Roat*

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

*Escament*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 15 2015

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

*mf*

**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. 1**

A non-exclusive mutually beneficial easement for ingress, egress, storm drainage, detention pond and the maintenance thereof over, under and across a 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 Southwest 1/4 of the Northwest 1/4 of said Section 15, from which the Southwest corner (West 1/4 corner) of said subdivision bears South  $0^{\circ}44'25''$  West;  
thence South  $89^{\circ}49'39''$  East along the North line of said Southwest 1/4 of the Northwest 1/4 for a distance of 1,350.07 feet to the Northeast corner thereof;  
thence continue South  $89^{\circ}49'39''$  East along the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 15 for a distance of 980.18 feet;  
thence South  $0^{\circ}37'39''$  West for a distance of 20.00 feet to the Northeast corner of that certain Parcel "D" conveyed to PBWA Properties, LLC by Quit Claim Deed recorded under Skagit County Auditor's File No. 201207110024 and being the TRUE POINT OF BEGINNING;  
thence continue South  $0^{\circ}37'35''$  West along the East of said PBWA Properties, LLC parcel for a distance of 662.15 feet, more or less, to the Southeast corner thereof;  
thence North  $89^{\circ}30'17''$  West along the Southerly line of said PBWA Properties, LLC parcel for a distance of 415.28 feet;  
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 to a point of curvature;

thence along the arc of said curve to the right concave to the Northeast, having a radius of 50.00 feet, through a central angle of  $36^{\circ}09'14''$  an arc distance of 31.55 feet to a point of tangency;  
thence North  $44^{\circ}22'21''$  West for a distance of 31.39 feet;  
thence North  $89^{\circ}22'21''$  West for a distance of 25.07 feet, more or less, to the West line of said Southeast 1/4 of the Northwest 1/4 of Section 15, also being the Westerly line of said PBWA Properties, LLC parcel;  
thence North  $0^{\circ}37'39''$  East along said Westerly line for a distance of 26.00 feet;  
thence South  $89^{\circ}22'21''$  East for a distance of 35.84 feet;  
thence South  $44^{\circ}22'21''$  East for a distance of 42.16 feet to a point of curvature;  
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 24.00 feet, through a central angle of  $36^{\circ}09'14''$  an arc distance of 15.14 feet to a point of tangency;  
thence South  $80^{\circ}31'35''$  East for a distance of 94.41 feet to a point of curvature;  
thence along the arc of said curve to the right, concave to the Southwest, having a radius of 127.00 feet, through a central angle of  $19^{\circ}04'17''$ , an arc distance of 42.27 feet, to a point of tangency;  
thence South  $61^{\circ}27'18''$  East for a distance of 179.31 feet to a point of curvature;  
thence along the arc of said curve to the right concave to the Southwest, having a radius of 127.00 feet, through a central angle of  $26^{\circ}03'03''$ , an arc distance of 57.74 feet to a point of reverse curvature;  
thence along the arc of said curve to the left, concave to the Northeast having a radius of 50.00 feet, through a central angle of  $54^{\circ}22'12''$  an arc distance of 47.45 feet to the point of tangency;  
thence South  $89^{\circ}46'27''$  East for a distance of 465.54 feet, more or less, to a point that is 60.00 feet West (as measured perpendicular) of the Easterly line of said PBWA Properties, LLC parcel;  
thence North  $0^{\circ}37'39''$  East parallel with said Easterly line for a distance of 443.30 feet, more or less, to the Northerly line of said PBWA Properties, LLC parcel (also being the Southerly right-of-way margin of McLaughlin Road) at a point bearing North  $89^{\circ}49'39''$  West from the TRUE POINT OF BEGINNING;  
thence South  $89^{\circ}49'39''$  East along said Northerly line for a distance of 60.00 feet, more or less, TO THE TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT "C"  
(Easement Map)

