



201601070089

Skagit County Auditor

\$77.00

1/7/2016 Page

1 of

5 3:38PM

City of Sedro-Woolley
325 Metcalf St
Sedro Woolley, WA 98284
Attention: Mark A. Freiberger, PE, Director of Public Works

TEMPORARY CONSTRUCTION EASEMENT

GUARDIAN NORTHWEST TITLE CO.

109489

Grantor(s): Jan-R Corporation, a Washington Corporation
Grantee: City of Sedro-Woolley
Abbreviated Legal: Ptn. Lots 3 – 9, Block 3, Susan Taylor Addn.
Tax Parcel No.: P77305, 4174-003-008-0008; P77306, 4174-003-009-0007
Project Name: Jameson Arterial Extension Project

THE GRANTOR(S), Jan-R Corporation, a Washington Corporation, for and in consideration of mutual benefits and in further consideration of the general public welfare and of the peculiar and special benefits to accrue to us therefrom, and with no monetary consideration, do(es) by these presents grant and convey to the City of Sedro-Woolley a Municipal Corporation in Skagit County, Washington, its agents, employees, and contractors the nonexclusive right to enter upon lands now owned by the Grantor(s) for any and all purposes incidental to the construction of the above-mentioned improvement, which lands are situated in Skagit County, State of Washington, described as follows, to wit:

Per Exhibit A attached hereto and made a part hereof by this reference

It is understood and agreed that the rights herein granted shall be at all times exercised in a manner that does not unreasonably interfere with the use of the property by the grantor.

It is further understood and agreed that the City of Sedro-Woolley agrees to indemnify and save the grantors harmless from all claims and causes of action of any nature whatsoever arising out of the exercise by the City of the rights herein granted.

It is further understood and agreed that the City will give 30 calendar days' notice prior to start of construction within the temporary easement area, and that the City will limit work within the temporary construction area to 90 calendar days. The city will ensure that access to buildings in the vicinity of the project site is maintained at all times. The city will install temporary construction fencing at the edge of the temporary construction easement to secure the site during non-working hours.

This permit, and all rights granted hereunder, shall terminate automatically and without notice upon the completion of the above project or on December 31, 2016, whichever occurs first.

NO MONETARY CONSIDERATION

The Grantor(s) acknowledge(s) that the property and/or property rights conveyed herein are a donation; the consideration is a mutual benefit to be derived; and the Grantor(s) has been informed of its right to receive just compensation and have waived said rights.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this 31st day of DECEMBER, 2015.

easeement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 07 2016

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

Jan-R Corporation, a Washington Corporation

By Neal Rothenbuhler

Printed Name: NEAL ROTHENBUHLER

Its: PRESIDENT

By _____

Printed Name: _____

Its: _____

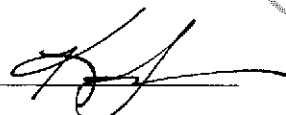
STATE OF WASHINGTON

County of Skagit

SS.

I certify that I know or have satisfactory evidence that Neal Rothenbuhler and _____ (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he is/she is /they are) authorized to execute the instrument and acknowledged it as the President and _____ of Jan-R Corporation, a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 12/31/2015

Kriss Johnson 

Name (typed or printed):
NOTARY PUBLIC in and for the State of Washington
Residing at Secdro Woolley, WA
My appointment expires: 3/26/18

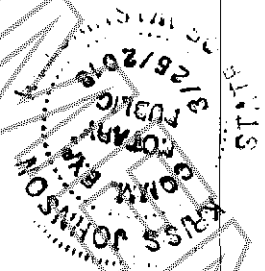


EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT (P77306)

Part of Lot 9, Block 3, "SUSAN TAYLOR ADDITION TO SEDRO WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington,

EXCEPT that portion of said Lot 9 conveyed to the State of Washington by Deed recorded under Auditor's File no. 560324, more particularly described as follows:

Commencing at the Southwest Corner of said Lot 9; thence N 0°47'49" E on the West line of said Lot 9 a distance of 2.07 feet to the Actual Point of Beginning; thence continuing N 0°47'49" E on said West line a distance of 5.01 feet; thence N 87°13'10" E a distance of 51.25 feet to the West line of said tract conveyed to the State of Washington; thence S 45°45'45" W on said West line a distance of 7.55 feet; thence S 87°13'10" W a distance of 45.90 feet to the Point of Beginning.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

Containing 243 square feet.

TOGETHER WITH TEMPORARY CONSTRUCTION EASEMENT (P77305)

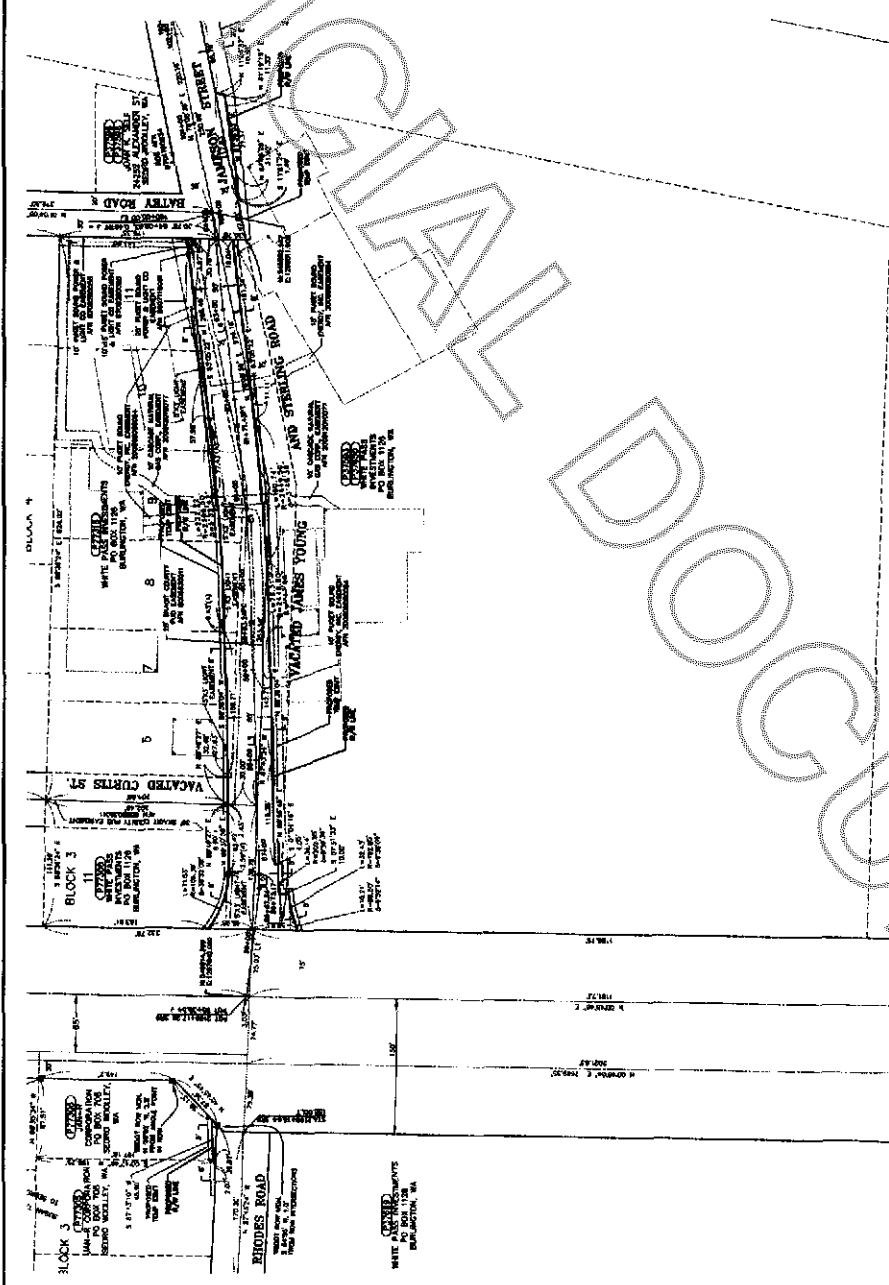
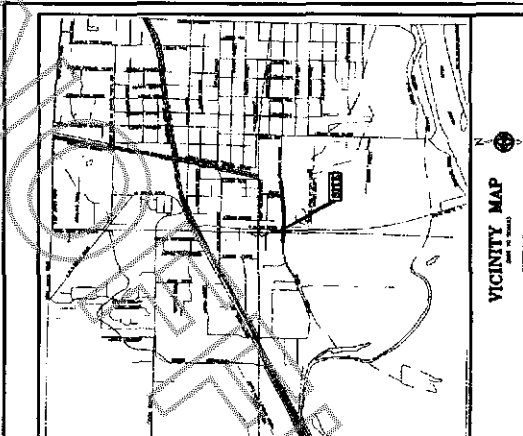
Part of Lot 8, Block 3, "SUSAN TAYLOR ADDITION TO SEDRO WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southeast Corner of said Lot 8; thence N 0°47'49" E on the East line of said Lot 8 a distance of 5.00 feet; thence N 87°43'24" W parallel with the South line of said Lot 8 a distance of 38.75 feet; thence S 2°14'36" E a distance of 5.00 feet to said South line; thence S 87°43'24" E on said South line a distance of 38.88 feet to the Point of Beginning.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

Containing 194 square feet.

SEE ATTACHED EXHIBIT B (MAP)



- LEGEND**
- RIGHT-OF-WAY (EXISTING LANE)
 - RIGHT-OF-WAY (EXISTING)
 - RIGHT-OF-WAY (PROPOSED)
 - RIGHT-OF-WAY (PROPOSED)
 - SECTION LINE
 - PROPOSED PAVEMENT



FOUND SECTION CORNER
 FOUND E LEMENT
 FOUND E L



NO.	NAME	AREA (SQ. FT.)	PERCENTAGE (%)	AMOUNT (\$)	DATE	BY
1
2
3
4
5
6
7
8
9
10
TOTAL

NO.	NAME	AREA (SQ. FT.)	PERCENTAGE (%)	AMOUNT (\$)	DATE	BY
1
2
3
4
5
6
7
8
9
10
TOTAL

SR 9
 CITY OF SEDRO-WOODLEY
 JAMESON ARTERIAL EXTENSION TO SR9
 CITY OF SEDRO WOODLEY, SKAGIT COUNTY
 RIGHT-OF-WAY PLAN
 OCTOBER, 2015
 SHEET 2 OF 2

APPROVED FOR CONSTRUCTION
 PROJECT MANAGER
 PROJECT ENGINEER
 DATE

SEB LOCHNER
 SEB LOCHNER

SR 9
 CITY OF SEDRO-WOODLEY
 JAMESON ARTERIAL EXTENSION TO SR9
 CITY OF SEDRO WOODLEY, SKAGIT COUNTY
 RIGHT-OF-WAY PLAN
 OCTOBER, 2015
 SHEET 2 OF 2