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Skagit County Auditor

\$77.00

3/15/2016 Page

1 of

5 2:45PM

**RETURN TO:****CITY OF BURLINGTON - PLANNING DEPT.****833 S. SPRUCE STREET****BURLINGTON WA 98233****DOCUMENT TITLE(S) (or transfer contained herein):****UTILITY EASEMENT****REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**☐ ADDITIONAL REFERENCE NUMBERS ON PAGE \_\_\_\_ OF DOCUMENT**GRANTOR(S) (Last name, first name and initials):****QUALITY SEAFOOD SERVICES LLC**☐ ADDITIONAL NAMES ON PAGE \_\_\_\_ OF DOCUMENT**GRANTEE(S) (Last name, first name and initials):****CITY OF BURLINGTON**☐ ADDITIONAL NAMES ON PAGE \_\_\_\_ OF DOCUMENT**LEGAL DESCRIPTION: (Abbreviated: i.e., lot, block, plat or quarter, section, township and range):**

**A 25 foot wide easement for sanitary sewer purposes, and the maintenance thereof, over under and across a portion of Government Lot 3, Section 5, Township 34 North, Range 4 East, W.M., described in full on Page 1**

☒ ADDITIONAL LEGAL(S) ON PAGE 1 OF DOCUMENT**ASSESSOR'S PARCEL/TAX I.D. NUMBER:****P110607**☐ TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE \_\_\_\_ OF DOCUMENT.

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
EASEMENT  
MAR 15 2016**

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

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:

City of Burlington ATTN: City Attorney  
833 South Spruce Street  
Burlington WA 98233

## EASEMENT

The GRANTORS, QUALITY SEAFOOD SERVICES LLC, for and in consideration of good and valuable consideration received, grant and convey to the GRANTEE, THE CITY OF BURLINGTON, a municipal corporation of the State of Washington, a perpetual, non-exclusive easement for utilities, including, but not limited to sanitary sewer, and any other facilities necessary to support the sewer utility installed, over, on and across the following described real estate:

### **Exhibit "A"**

A 25.00 foot wide easement for sanitary sewer purposes, and the maintenance thereof, over under and across a portion of Government Lot 3, Section 5, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of Lot 1, Block 7, Knutzen's Addition to the Town of Burlington as per plat recorded in Volume 3 of Plats, page 80, records of Skagit County, Washington;  
thence South 88°25'57" East along the North line of said Lot 1 or lot line extended, also being the Southerly right-of-way margin of Rio Vista Avenue for a distance of 252.24 feet, more or less, to the Northeasterly corner of Lot 1, Block 134, Plat of First Addition to Burlington as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County being a point 159.50 feet Southwesterly (as measured perpendicular to the Southwesterly line) of the Southwesterly right-of-way margin of the Burlington Northern Railroad;  
thence North 6°52'34" West parallel with said Southwesterly line for a distance of 15.16 feet, more or less to a point 25.00 feet Southerly (as measured perpendicular to the North line) of the centerline of said Rio Vista Avenue, also being the North line of said Government Lot 3 and also being the TRUE POINT OF BEGINNING.;  
thence continue North 6°52'34" West for a distance of 25.27 feet, more or less, to said centerline of Rio Vista Avenue;  
thence South 88°25'57" East along said centerline for a distance of 161.25 feet, more or less, to a point on said Southwesterly right-of-way margin of the Burlington Northern Railroad;  
thence South 6°52'34" East along said Southwesterly margin for a distance of 25.27 feet, more or less to a point bearing South 88°25'57" East from the TRUE POINT OF BEGINNING;  
thence North 88°25'57" West for a distance of 161.25 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 Burlington, County of Skagit, State of Washington.

See also Exhibit A, "Easement Exhibit", attached.

Dated this 1<sup>ST</sup> day of OCTOBER, 2015.

GRANTOR:

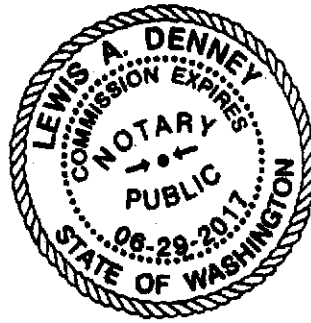


QUALITY SEAFOOD SERVICES LLC  
BY FREDERICK JAHNS, PRESIDENT

STATE OF WASHINGTON )

)ss.

COUNTY OF SKAGIT )



ON THIS 1<sup>st</sup> day of October, 2015, before me, personally appeared FREDERICK JAHNS, PRESIDENT, to me known to be the representative of QUALITY SEAFOODS LLC who executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.

Lewis A. Denney  
Notary Public in and for the State of Washington,  
residing at Bellingham, WA  
My Appointment Expires 06/29/2017

[illegible]

TO:	UNITED STATES OF AMERICA ATTENTION: DIRECTOR, FBI WASHINGTON, D.C. 20535
FROM:	UNITED STATES OF AMERICA ATTENTION: DIRECTOR, FBI WASHINGTON, D.C. 20535
SUBJECT:	UNITED STATES OF AMERICA ATTENTION: DIRECTOR, FBI WASHINGTON, D.C. 20535