



201607270192

Skagit County Auditor

\$75.00

7/27/2016 Page

1 of

3 3:49PM

RETURN TO:

Public Utility District No. 1 of Skagit County
1415 Freeway Drive
P.O. Box 1436
Mount Vernon, WA 98273-1436

PUD UTILITY EASEMENT

THIS AGREEMENT is made this 26 day of July, 2016, between **G & G INDUSTRIES, LLC**, hereinafter referred to as "Grantor(s)", and **PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON**, a Municipal Corporation, hereinafter referred to as "District". Witnesseth:

WHEREAS, Grantor(s) are the owners of certain lands and premises situated in the County of Skagit, and

WHEREAS, the District wishes to acquire certain rights and privileges along, within, across, under, and upon the said lands and premises.

NOW, THEREFORE, Grantor(s), for and in consideration of mutual benefits and other valuable consideration, receipt of which is hereby acknowledged, conveys and grants to the District, its successors or assigns, the perpetual right, privilege, and authority to do all things necessary or proper in the construction and maintenance of water, sewer, electrical, and communication lines and/or other similar public service related facilities. This includes the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, change the size of, relocate, connect to and locate at any time pipe(s), line(s) or related facilities, along with necessary appurtenances for the transportation and control of water, sewer, electrical, and electronic information on facilities over, across, along, in and under the following described lands and premises in the County of Skagit, State of Washington, to wit:

P105945

Lot 10, "BURLINGTON HILL BUSINESS PARK, BINDING SITE PLAN", approved September 7, 1994, recorded September 8, 1994, in Volume 11 of Plats, pages 109 through 112, under Auditor's File No. 9409080052, records of Skagit County, Washington, being a portion of the southwest one-quarter of Section 29, Township 35 North, Range 4 East, W.M.
Situate in the County of Skagit, State of Washington.

Utility Easement (See Exhibit A – Easement Map):

A 20-foot by 20-foot area in the SW 1/4 of Section 29, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

That portion of LOT 10, "BURLINGTON HILL BUSINESS PARK, BINDING SITE PLAN", approved September 7, 1994, recorded September 8, 1994, in Volume 11 of Plats, pages 109 through 112, under Auditor's File No. 9409080052, records of Skagit County, Washington, located northerly of a line lying 50 feet south of, and parallel with, the right-of-way centerline of North Hill Boulevard, easterly of a line lying 75 feet west of, and parallel with, the right-of-way centerline of Walton Drive, and westerly of a line lying 55 feet west of, and parallel with, the right-of-way centerline of Walton Drive.

Situate in the County of Skagit, State of Washington

Grantor(s) authorizes the District the right of ingress and egress from said lands of the Grantor(s). The Grantor(s) also gives the District permission to cut, trim and/or remove all timber trees, brush, or other growth standing or growing upon the lands of the Grantor(s) in the described easement for the purposes of the activities listed above, as well as the right to cut, trim and/or remove vegetation which, in the opinion of the District, constitutes a menace or danger to said pipe(s), line(s) or related facilities, and/or to persons or property by reason of proximity to the line. The Grantor(s) agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor(s), their heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the

General Manager of the District. Grantor(s) shall conduct their activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

The Grantor(s) also agree to and with the District and warrant that the Grantor(s) lawfully own the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances except as indicated in the above legal description, and that Grantor(s) will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Any mortgage on said land held by a mortgagee is hereby subordinated to the rights herein granted to the District; but in all other respects the mortgage shall remain unimpaired.

In Witness Whereof, the Grantor(s) hereunto sets his hand and seal this 26 day of July 2016.

G & G INDUSTRIES, LLC:

Signature

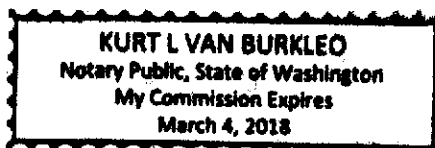
President
Print Title
Lindsey Gear
Print Name

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Lindsey Gear is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Date: 07/26/2016

(Signature) Kurt L. Van Burklee
Notary Public in and for the State of Washington
(Printed Name) Kurt L. Van Burklee
My appointment expires: March 4, 2018



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EASEMENT
JUL 27 2016

Amount Paid \$ /
Skagit Co. Treasurer
By TTB Deputy

EXHIBIT "A"
NORTH HILL BOULEVARD PRV REDESIGN
EASEMENT SKETCH

