

Skagit County Auditor

1/23/2017 Page

1 of

5

\$77.00  
1:35PM

After recording return document to:

State of Washington  
Department of Transportation  
Real Estate Services Office  
P. O. Box 47338  
Olympia, WA 98504-7338

GUARDIAN NORTHWEST TITLE CO.

11025A

*Document Title: Temporary Easement*

*Reference Number of Related Document: N/A*

*Grantors: J & L Real Estate, LLC; Case Lanting; Jane Lanting*

*Grantee: State of Washington, Department of Transportation*

*Legal Description: Ptn SW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 25, T34N, R4E, WM, Skagit County*

*Additional Legal Description is on Page 5 of Document*

*Assessor's Tax Parcel Numbers: Ptns 34042520030000 (P27828), 34042520050000 (P109228)*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**TEMPORARY EASEMENT**

JAN 23 2017

State Route 9, Big Lake Northwest

Amount Paid   
Skagit Co. Treasurer  
By *mm* Deputy

The Grantors, J & L REAL ESTATE, LLC, a Washington limited liability company, as contract purchaser, and CASE LANTING, surviving spouse of Jane Lanting, deceased, as contract seller, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, convey and grant unto the **State of Washington, acting by and through its Department of Transportation** and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of providing a work area for adjacent highway construction-related activities which include, but are not limited to, a temporary staging area, stream relocation, planting, inspecting, monitoring, seeding, and establishing native type vegetation, together with rights of ongoing ingress and egress to accomplish said purposes.

The temporary rights herein granted shall terminate four (4) years from commencement of construction on this parcel or June 30, 2022, whichever date occurs first.

**TEMPORARY EASEMENT**

Said lands being situated in Skagit County, State of Washington, and described as follows:

For legal description and additional conditions, see Exhibit A attached hereto and made a part hereof.

The undersigned Grantors hereby authorize and instruct the State of Washington, Department of Transportation to pay the entire consideration to J & L Real Estate LLC, and direct that the State voucher in payment thereof shall be executed only by said J & L Real Estate LLC.

It is understood and agreed that delivery of this Temporary Easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington, unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Dated 1-5 2017

J & L REAL ESTATE, LLC,  
a Washington limited liability company

By: [Signature]  
GERALD LANTING, Member

By: [Signature]  
LINDA LANTING, Member

[Signature]  
CASE LANTING

Accepted and Approved

STATE OF WASHINGTON  
Department of Transportation

By: [Signature]  
Hal Wolfe, Northwest Region  
Real Estate Services Manager,  
Authorized Agent

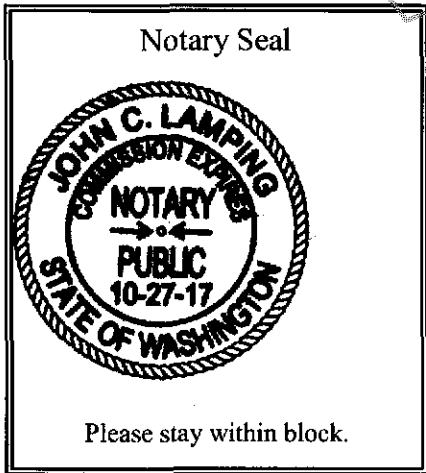
Date: 1/19/17

**TEMPORARY EASEMENT**

STATE OF WASHINGTON )  
 : §  
County of Skagit )

On this 5 day of January, 2017, before me personally appeared GERALD LANTING and LINDA LANTING, to me known to be the Members of J & L REAL ESTATE, LLC, a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



John C. Lampain  
Notary (print name) John C. Lampain  
Notary Public in and for the State of Washington,  
residing at Meriden  
My commission expires 10-27-17



**TEMPORARY EASEMENT**

**EXHIBIT A**

All that portion of the hereinafter described PARCEL "A" lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 98+00 on the SR 9 line survey of SR 9, Big Lake Northwest and 80 feet northeasterly therefrom; thence northeasterly to a point opposite said HES 98+00 and 180 feet northeasterly therefrom; thence northwesterly parallel with said line survey to a point opposite HES 94+00 thereon; thence southwesterly to a point opposite said HES 94+00 and 80 feet northeasterly therefrom; thence southeasterly parallel with said line survey to the point of beginning.

**PARCEL "A"**

That portion of the easterly half of that certain 100-foot wide right-of-way conveyed to the Seattle Lake Shore and Eastern Railway Company by deed recorded May 12, 1890 in Volume 9 of Deeds, page 750 lying within the southwest quarter of the northwest quarter of Section 25, Township 34 North, Range 4 East, W.M., and that portion of the southwest quarter of the northwest quarter of Section 25, Township 34 North, Range 4 East, W.M. lying northeasterly of that certain 100-foot wide right-of-way conveyed to the Seattle Lake Shore and Eastern Railway Company by deed recorded May 12, 1890 in Volume 9 of Deeds, page 750, in Skagit County, Washington.

The lands herein described contain an area of 32,500 square feet, more or less, the specific details concerning all of which are to be found on sheets 3 and 4 of that certain plan entitled SR 9, Big Lake Northwest, now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval December 13, 1935, revised April 22, 2016.

Grantors' Initials  
*C.L.*