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Skagit County Auditor

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3/2/2017 Page

1 of

4 1:57PM

Document Title: **EASEMENT**

Reference Number of Related Document: **N/A**

Grantors: **Larry P. Bughi and Janice A. Rhodes, husband & wife**

Grantee: **Peter Downing**

Abbreviated legal description: **Ptn of Lot 1, Norman and Woods  
Subdivision, City of Anacortes**

Assessor's tax/parcel numbers: **P58108**

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**EASEMENT**

WHEREAS, Grantor Larry P. Bughi is the owner of certain lands and premises situated in the County of Skagit; and

WHEREAS, Grantor Janice A. Rhodes, as spouse of Larry P. Bughi consents to, concurs with and joins in the grant herein; and

WHEREAS, Grantee is desirous of acquiring certain rights and privileges upon Grantors' lands and premises;

NOW THEREFORE, in consideration of neighborly accommodation, the premises herein, and for no other consideration, Grantors hereby convey unto Grantee, and to Grantee's heirs, successors or assigns, an easement for underground sanitary sewer line purposes, such

**EASEMENT**

**GRANTORS: Larry P. Bughi & Janice A. Rhodes**

**GRANTEE: Peter Downing**

**PAGE 1 of 4**

easement benefiting Grantee's property appurtenant to the easement, the appurtenant property to be benefited being Skagit County parcel P58109, and having an address of 5404 Sunset Avenue, Anacortes, Washington 98221 at the time this easement is granted.

The easement area is described as:

The easterly five (5) feet of the following described property:

That portion of Lot 1 and Lot 2, "PLAT OF NORMAN & WOOD'S SUB-DIVISION," as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington, described as follows:

BEGINNING in the Southwest corner of said Lot 1; thence North 260.00 feet, along the West boundary of said Lot 1 to the Northwest corner of said Lot 1; thence East 69.11 feet, along the North boundary of said Lot 1; thence South 54.00 feet; thence East 26.13 feet; thence South 10°46'49" West, 33.84 feet; thence South 15°53'58" West, 24.79 feet; thence South 4°44'08" West, 28.09 feet; thence South 120.91 feet to the Southeast corner of said Lot 1; thence West 79.80 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

This easement is subject to and conditioned upon the following terms and conditions:

1. Grantee shall have the right to use the easement for the location and use of an underground sanitary sewer line for one single family residence, and to maintain, protect and repair the underground sanitary sewer line which is now located on Grantors' property within the boundaries established above, and Grantee shall further have such access as is necessary to accomplish such maintenance and repair of the underground sanitary sewer line. Grantee shall wholly bear the cost of any maintenance and repair.

**EASEMENT**

**GRANTORS:** Larry P. Bughi & Janice A. Rhodes

**GRANTEE:** Peter Downing


2. Grantee shall maintain the underground sewer line in good condition, so as to avoid the leakage, blockage or discharge of any sewage within the easement area or Grantors' adjacent property.

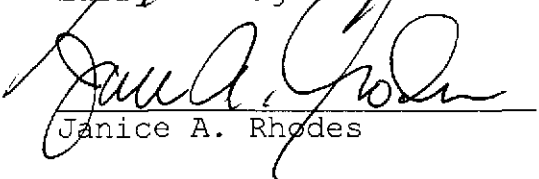
3. Grantee shall maintain the surface of the easement to the same standard of the Grantors' property adjoining, and shall restore the easement surface to such condition after any maintenance or repair to the underground sewer line.

4. Grantee shall provide all proper safeguards and shall assume all risk in the performance of its activities under this easement.


5. The terms, conditions, and provisions of this easement grant shall run with the land and shall extend to and be binding upon the heirs, successors, and assigns of the parties hereto.

**GRANTORS:**

  
Larry P. Bughi

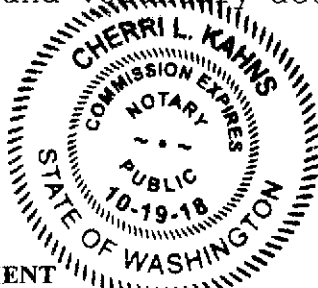
  
Janice A. Rhodes

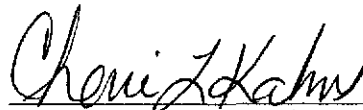
**GRANTEE:**

  
Peter Downing

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT )

On this 2<sup>nd</sup> day of March, 2017, appeared before me a person satisfactorily identified as Larry P. Bughi, who signed the within and foregoing instrument in my presence and acknowledged it as his free and voluntary act and deed.





NOTARY PUBLIC in and for the State  
of Washington  
My commission expires 10-19-18

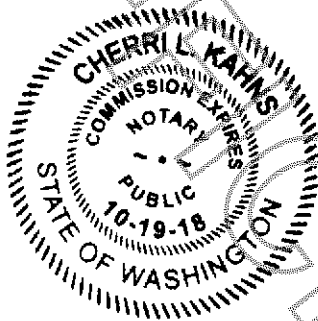
**EASEMENT**

**GRANTORS:** Larry P. Bughi & Janice A. Rhodes

**GRANTEE:** Peter Downing

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT )

On this 2<sup>nd</sup> day of March, 2017, appeared before me a person satisfactorily identified as Janice A. Rhodes, who signed the within and foregoing instrument in my presence and acknowledged it as her free and voluntary act and deed.



Cherri L. Kahns

NOTARY PUBLIC in and for the State  
of Washington,  
My commission expires 10-19-18

**EASEMENT**

**GRANTORS:** Larry P. Bughi & Janice A. Rhodes

**GRANTEE:** Peter Downing