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Skagit County Auditor

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6/14/2017 Page

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**COVER SHEET FOR RECORDING DOCUMENTS**

**Return to:** Chrissy Sprouse  
City of Mount Vernon  
P.O. Box 809  
Mount Vernon, WA 98273

**DOCUMENT:** License Agreement and Covenant

**GRANTEE:** City of Mount Vernon

**GRANTORS:** William S. Thomas and Nancy Thomas

**ABBREVIATED LEGAL DESCRIPTION:** JOHNSON ADD TO MT. VERNON VAC 30FT  
STRIP S OF & LT 37 DK 17

**AUDITOR'S FILES NO.**

**COMPLETE LEGAL DESCRIPTION ON PAGE:**

**ASSESSOR'S PARCEL/TAX ID NUMBER:** P53313

**After recording, return to:**

City of Mount Vernon  
Office of the City Attorney  
910 Cleveland Avenue  
Mount Vernon, WA 98273

**LICENSE AGREEMENT AND COVENANT WITH THE CITY OF MOUNT VERNON,  
WASHINGTON FOR FENCING AND MAINTENANCE**

This agreement is made and entered into by and between the City of Mount Vernon, a municipal corporation, ("City") and Thomas S Williams ("Grantor") owner(s) of the certain real property described in Exhibit A ("Grantor's Property").

- 1. Purpose.** The purpose of this license and covenant agreement is for Grantor to provide for a temporary license to the City and its contractors to enter and remain on Grantor's property in order to remove an existing fence and construct and transfer ownership of a new fence on Grantor's property abutting City right of way in exchange for Grantor's promise for all future maintenance, repair, and future replacement of the fence.
- 2. License.** Grantor hereby grants to the City including contractors and subcontractors a license for the following: i) to enter and remain on Grantor's Property in order to remove the existing fence located on City right of way abutting the south and east property line of Grantor's Property; and ii) to enter and remain on Grantor's Property to construct a new fence as set forth in Section 3 ("the Fence"). Grantor's license to City as set forth in the Agreement shall be effective beginning April 1<sup>st</sup> 2017 and ending July 31<sup>st</sup>, 2017 (the "License Period").
- 3. Construction.** City shall remove any existing fence and material on the City right of way abutting the south and east property line of Grantor's Property during the License Period unless completion within the License Period is not commercially reasonable. After or concurrent with removal of the existing fence City shall construct the Fence along the south and east ends of Grantor's Property abutting the City right of way during the License Period unless completion within the License Period is not commercially reasonable. The Fence shall: i) be constructed with six foot cedar one inch by six inch boards, ii) boards shall be spaced approximately four inches apart, iii) be constructed using the 'shadow board' style, and iv) be constructed utilizing 4 x 4 posts set in concrete, in ground with a maximum spacing of eight feet between posts. In the event Construction activities as set forth in this Section are incomplete despite commercially reasonable efforts of the City or its Contractor, Grantor shall extend the License Period for a reasonable amount of time needed to complete construction upon the request of the City or its Contractor.
- 4. Ownership.** Upon completion of the Fence ownership of the Fence transfers to Grantor.

5. **Covenant To Maintain, Repair, and Replace.** Grantor shall have the duty, at its sole expense, to maintain and repair the Fence and keep same in as good condition as when it took possession thereof, wear and tear accepted, and keep the Fence in a state of repair in compliance with City ordinances as now or hereafter amended. City shall have no responsibility toward maintenance or repair of the Fence once completed.

6. **Binding Agreement.** This Agreement, and all licenses, covenants, terms and conditions contained herein, are intended to and shall run with the land described herein and shall be binding upon Grantor and their respective successors, heirs and assigns

7. **Waiver and Release.** Grantor agrees that the City, its contractors, subcontractors, agents and employees are licensees when on the premises to perform the terms set forth in the Agreement. Grantor releases, waives and holds harmless the City, its contractors and subcontractors from all claims or liability arising out of the use of Grantor's Property when on Grantor's Property to perform the terms set forth in this Agreement.

8. **Miscellaneous**

a. **Choice of Laws/Venue.** This Agreement shall be governed by, construed and enforce in accordance with the laws of the State of Washington. Venue shall be in the Skagit County Superior Court.

b. **Entire Agreement.** The foregoing constitutes the entire agreement between the parties and represents their entire understanding and defines all of their respective rights, title and interests as well as all of their duties, responsibilities and obligations. This Agreement shall not be modified or amended except by a written document executed by the parties.

GRANTOR

By: William Thomas  
Signature  
Name (Printed)

Date: 5/9/17

By: Nancy Thomas  
Signature  
Name(Printed) Nancy Thomas

CITY OF MOUNT VERNON

By: Jill Boudreau  
Signature  
Jill Boudreau, Mayor

Date: 5/9/17

ATTEST:

Doug Volesky  
Doug Volesky, Finance Director

APPROVED AS TO FORM:

[Signature]  
Mount Vernon, City Attorney

This covenant notification shall be binding to all future landowners, their heirs, successors or assigns to the Property and shall run with the land. This covenant shall not be removed from the record title without consent of the City of Mount Vernon.

STATE OF Washington }  
COUNTY OF Skagit } ss.

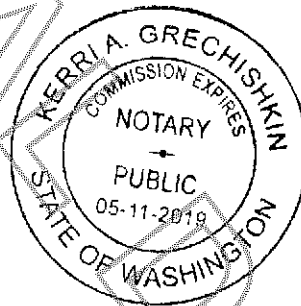
I certify that I know or have satisfactory evidence that William Thomas is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 12<sup>th</sup> day of May, 2017.

(SEAL)

Keri A. Grechishkin

Notary Public  
Residing at Mount Vernon  
My appointment expires 5/11/19



STATE OF Washington }  
COUNTY OF Skagit } ss.

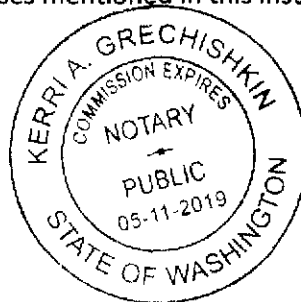
I certify that I know or have satisfactory evidence that Nancy Thomas is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 12<sup>th</sup> day of May, 2017.

(SEAL)

Keri A. Grechishkin

Notary Public  
Residing at Mount Vernon



My appointment expires 5/11/19

**Exhibit A**  
**Description of Grantor's Property**

JOHNSON ADD TO MT VERNON VAC 30FT STRIP S OF & LT 37 DK 17

Address: 2130 E Parkway Dr., Mount Vernon, WA 98273

UNOFFICIAL DOCUMENT