



Skagit County Auditor
1/18/2018 Page

1 of

\$77.00
4 1:38PM

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

EASEMENT
JAN 18 2018

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

PUD UTILITY EASEMENT

THIS AGREEMENT is made this 11 day of JANUARY, 2018, between **KATHRYN M. TEWALT**, 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, in consideration of \$2,400 receipt of which is hereby acknowledged, the Grantors 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:

Tax Parcel Number: P24559, P24599, P24601, P24603, and P109262

Part of Government Lot 2 and of the Southwest quarter of the Northeast quarter of Section 12, Township 34 North, Range 4 East of W.M., described as follows:

Beginning at the Southeast corner of Government Lot 2, Section 12, Township 34 North, Range 4 East of W.M.; thence West to a point on the South line of the Southwest corner of the Northeast Corner of said Section; which is 511 feet West of the West line of said Government Lot 2; thence North parallel with the West line of said Government Lot 2 to a point 31 rods North of the South line of said Southwest quarter of the Northeast Quarter; thence East parallel with the South line of said Southwest quarter of the Northeast quarter and the South line of said Government Lot 2 to the East line of said Government Lot 2; thence South 31 rods to the point of beginning.

LESS the County road right of way known as Beaver Lake Road,

ALONG with:

That portion of the Southwest Quarter of the Northeast Quarter; and of the Southeast Quarter of the Northwest Quarter, of Section 12, Township 34 North, Range 4 East, of the Willamette Meridian, described as follows:

Beginning at a point 544 feet West of the Southeast corner of the Southwest Quarter of the Northeast Quarter; running thence North along the West line of an existing road, 1304 feet; thence West 646.6 feet, more or less, to the right of way of the Clear Lake Lumber Company, said right of way being 50 feet Easterly from the right of way of the Seattle International Railway Company; thence Southwesterly along said right of way line to its

intersection with the South line of said Southeast Quarter of the Northwest Quarter; thence East along the East and West center line of Section 12, 1219.7 feet, more or less, to the point of beginning; EXCEPT the following described tract:

Beginning at a point 544 feet West of the Southeast corner of the Southwest Quarter of the Northeast Quarter; thence North along an existing road 1204 feet to the true point of beginning; thence West at right angles 120 feet; thence North 100 feet; thence East 120 feet; thence South 100 feet to the true point of beginning.

ALONG with:

That portion of the abandoned Puget Sound and Cascade Railway right-of-way being 50 feet in width and crossing portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 34 North, Range 4 East, described as follows:

Commencing at the SE Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 34 North, Range 4 East; thence west 1,763.7 feet more or less to the East boundary of the old right-of-way of the Puget Sound Cascade Railway, the true point of beginning; thence Northeasterly along said East boundary of said right-of-way to its intersection with the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; said East boundary of said right-of-way being parallel and 50 feet distant from the right-of-way of the Seattle International Railroad (Northern Pacific Railway); thence west along the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ 50 feet more or less to the right-of-way of the Seattle International Railroad (Northern Pacific Railway); thence Southwesterly along said right-of-way to its intersection with the South line or the SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence East along South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 50 feet more or less to the true point of beginning. Comprising a tract of approximately 1.6 acres.

On the easement described as follows (See Exhibit A – Easement Map):

The South 50.00 feet of the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter, and Government Lot 2, all within Section 12, Township 34 North, Range 4 East, W.M., Skagit County, Washington.

Except right of way for Austin Road.

Also except that portion of said Southeast Quarter lying Westerly of the centerline of the abandoned Seattle Lake Shore and Eastern Railway Company railroad right of way.

Also except that portion of said Government Lot 2 lying east of the Northwesterly margin of that certain existing Skagit PUD easement for water facilities recorded under Skagit County Auditor's File No. 604623.

Situate in Skagit County, 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 11 day of JANUARY, 2018.

Kathryn M. Tewalt

Kathryn M. Tewalt

Jan 11 / 18

Date

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss

I certify that I know or have satisfactory evidence that Kathryn M. Tewalt is the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

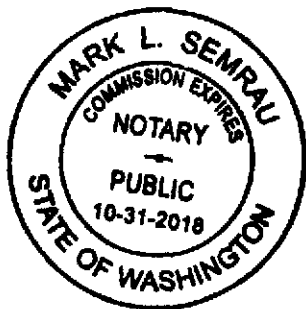
Date: JAN. 11, 2018

(Signature) Mark Semrau

Notary Public in and for the State of Washington

(Printed Name) MARK SEMRAU

My appointment expires: 10.31.2018



EASEMENT MAP
SITUATED IN THE A PORTION OF THE NW 1/4 AND NE 1/4 OF
SECTION 12, TOWNSHIP 34 NORTH, RANGE 04 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

