



201804130094

Skagit County Auditor

\$78.00

4/13/2018 Page

1 of

3 3:49PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 13 2018

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

## UNDERGROUND UTILITY EASEMENT

Grantor: Kevin A. Watts,

Grantee: Craig M. Gifford (owner of Skagit County Assessor's tax/parcel number P64875)

Current legal description: DECEPTION PASS WATERFRONT TRS, LOT 14, ACRES 0.24, TOGETHER WITH TIDELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON. SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON SAID LOT 14. EXCEPT THAT PORTION OF LOT 14, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 14, 142.6 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 45 DEGREES 00' 00" WEST A DISTANCE OF 10.18 FEET; THENCE SOUTH A DISTANCE OF 18.0 FEET; THENCE SOUTH 45 DEGREES 00' 00" EAST A DISTANCE OF 10.18 FEET TO THE EAST LINE OF SAID LOT 14; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 32.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SURVEY AF#200303140171. TOGETHER WITH TIDELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON. SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON SAID LOT 14. EXCEPT THAT PORTION OF LOT 14, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 14, 142.6 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 45 DEGREES 00' 00" WEST A DISTANCE OF 10.18 FEET; THENCE SOUTH A DISTANCE OF 18.0 FEET; THENCE SOUTH 45 DEGREES 00' 00" EAST A DISTANCE OF 10.18 FEET TO THE EAST LINE OF SAID LOT 14; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 32.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SURVEY AF#200303140171.

Assessor's tax/parcel number: P64874

This UNDERGROUND UTILITIES EASEMENT ('agreement')

Whereas: Grantor Kevin Watts is the owner of above referenced P64874; and

Whereas: Grantee Craig Gifford is the owner of the above referenced P64875; and

Whereas: Grantee is desirous of acquiring certain rights and privileges upon Grantors property;

Therefore: In consideration of mutual neighborly accommodation and shared underground utility trench construction costs, Grantor conveys to Grantee and to Grantee's heirs, successors or assigns benefitting above noted P64875 an UNDERGROUND UTILITY EASEMENT.

The 'Easement Area' is described as a right of way 10 feet wide, 5 feet on each side of the centerline of the existing underground utility trench as now constructed within parcel P64874 and benefitting P64875. See attached sketch 'A' (Page 3 of 3) for the approximate location of the existing trench centerline.

This UNDERGROUND UTILITY 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 of all underground utilities both currently available and available in the future including but not exclusive of; power, communication, gas, and water for the benefit of the aforementioned P64875.
2. Grantee shall have the right to maintain, repair, update and add to current and future underground utilities. Grantee shall further have such access as necessary to accomplish said maintenance, repair, updates and additions. Grantee shall bear all costs associated with said work benefitting P64875 and shall bear all costs to fully reconstruct and repair landscaping, hardscaping or other surface features disturbed along the easement.
3. The terms and conditions of this easement shall run with the land and shall extend to and be binding upon the heirs, successors and assigns of the parties hereto.

GRANTOR:



Kevin A. Watts

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this day personally appeared before me Kevin A. Watts, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 13<sup>th</sup> day of April, 2018

Notary Public residing at:

Mt. Vernon WA 98273

Printed Name:

Brianna Maldonado Brianna Maldonado

My Commission Expires:

08/30/2021



# Underground Utility Easement Sketch 'A'

Approximate location of underground utility trench for the benefit of P64875

