



201804230114

Skagit County Auditor

\$76.00

4/23/2018 Page

1 of

3 11:57AM

**RETURN TO:**

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

**PUD UTILITY EASEMENT**

THIS AGREEMENT is made this 20 day of APRIL, 2018, between **STEPHEN B. AND JILLIAN C. REYNOLDS**, 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, Grantor(s), for and in consideration of \$1,500.00, receipt of which is hereby acknowledged, 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: P24614 and P114308**  
**340412-3-005-0001 and 340412-3-005-0100.**

**PARCEL A:**

The South Half of the East Half of the Northwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 4 East W.M., lying Westerly of State Highway 9. EXCEPT roads and right of way; AND EXCEPT the South 30 feet thereof.

TOGETHER WITH the South 30 feet of the East Half of that portion of the Northwest of the Southwest Quarter of Section 12, Township 34 North, Range 4 West, W.M., lying West of the State Highway.

AND TOGETHER WITH the North 30 feet of the East Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 4 East, W.M., lying West of the State Highway.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of the Northwesterly Half of that certain 100 foot wide strip of land created by Agreement Dated May 21, 1890, and recorded July 11, 1890, in Volume 8 of Deeds, page 646, in favor of the Seattle Lake Shore and Eastern Railway Company, which lies within the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 4 East, W.M., EXCEPT that portion thereof lying with the South 30 feet of said subdivision (per Order on Summary Judgment filed July 18, 1996 under Skagit County Superior Court Cause No. 95-2-01273-9)

Situated in Skagit County, Washington.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

EASEMENT

APR 23 2018

Page 1 of 3

Amount Paid \$  
Skagit Co. Treasurer  
By HJB Deputy

C.O. 4385


P.N. 3549

That portion of the Northwesterly Half of that certain 100 foot wide strip of land created by Agreement Dated May 21, 1890, and recorded July 11, 1890, in Volume 10 of Deeds, page 646, in favor of the Seattle Lake Shore and Eastern Railway Company, which lies within the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 4 East, W.M., EXCEPT that portion thereof lying with the South 30 feet of said subdivision (per Order on Summary Judgment filed July 18, 1996 under Skagit County Superior Court Cause No.95-2-01273-9). Containing 0.08 acres more or less.

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.

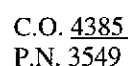
The Grantor(s) also agree to and with the District and warrant that the Grantor(s) lawfully own the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances except as indicated in the above legal description, and that Grantor(s) will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

In Witness Whereof, the Grantor(s) hereunto sets his hand and seal this 20<sup>th</sup> day of April, 2018.

  
Jullian C. Reynolds

Date: APRIL 20, 2018

(Signature) Mark Semman  
Notary Public in and for the State of Washington  
(Printed Name) MARK SEMMAN  
My appointment expires: 10.31.18

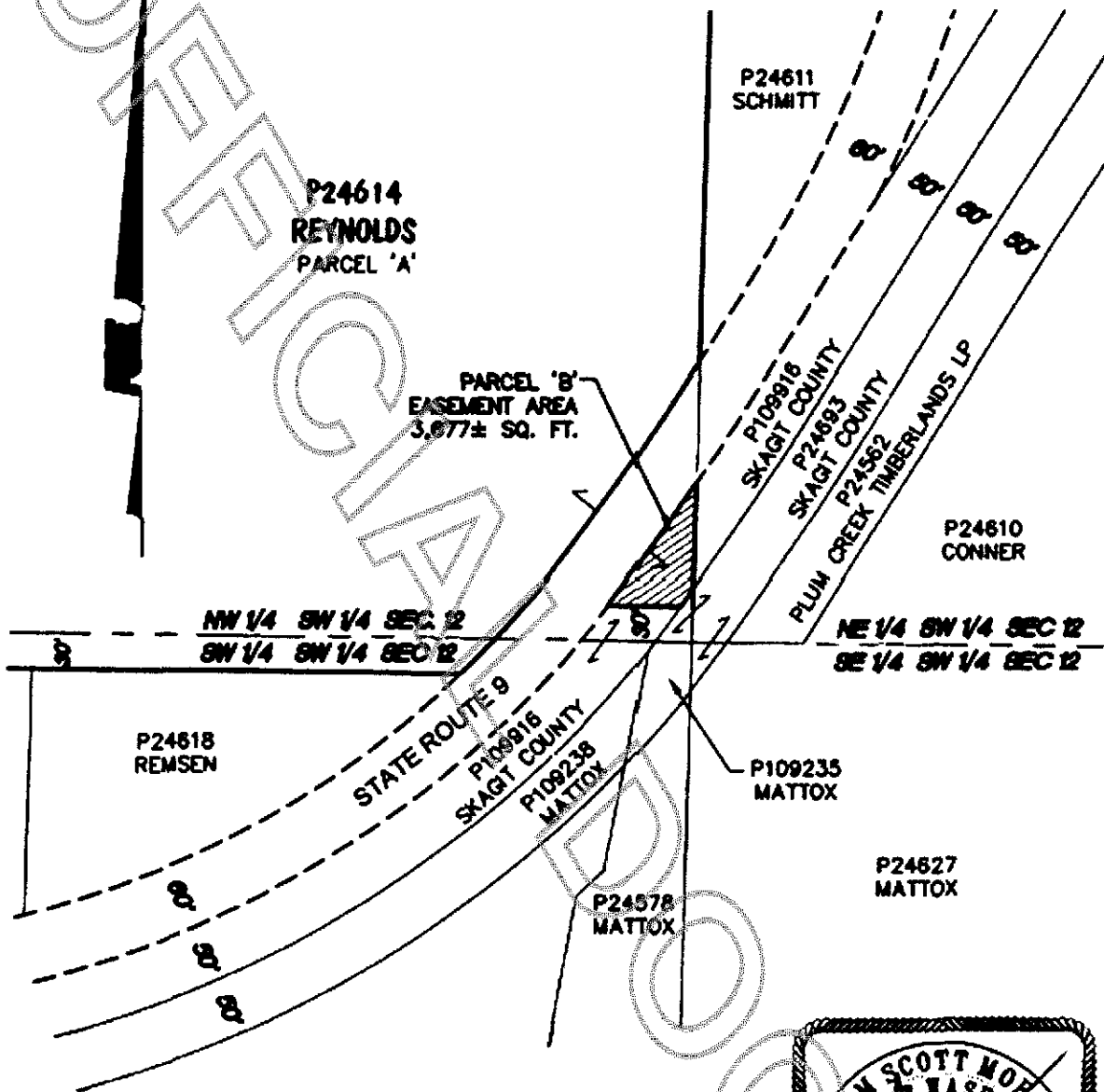


# EXHIBIT "A"

PACIFIC SURVEY & ENGINEERING INC EMAIL: info@psurvey.com  
802 SOUTH COMMY SUITE 111-BELLINGHAM, WA 98225 PHONE: 360.671.7387 FAX: 360.671.4615 WWW.PSEURVEY.COM

## EASEMENT EXHIBIT

SITUATE IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 12,  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON



GRAPHIC SCALE  
(in survey feet)



PROJECT NO. 2017095

DATE: 3/27/2018

DRAWN: JAM

