

201903200052  
03/20/2019 12:52 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

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  
2019986  
MAR 20 2019  
Amount Paid \$13 .90  
Skagit Co. Treasurer  
By *nam* Deputy

**PUD UTILITY EASEMENT**

THIS AGREEMENT is made this 18<sup>th</sup> day of MARCH, 2019, between **FIR ISLAND FARMS**, a PARTNERSHIP CONSISTING OF Kathryn J. Hufferline as successor in interest to Sybil Boswyk, deceased, and Grace A. Ahrens and Girard F. Ahrens, Co-Trustees of the Grace A. Ahrens and Girard F. Ahrens, Trust Agreement dated January 9, 1976, of County of Skagit, in the State of Washington, 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 \$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: P22241**

Lot 1 of Short Plat #PL01-0397 recorded under AF#200201240242 lying in the NW¼ of the SW¼ of Section 21, Township 34 North, Range 03 East, W.M., less County road.

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

That portion of the NW¼ of the SW¼ of Section 21, Township 34 North, Range 03 East, W.M., in Skagit County, Washington, described as follows:

**COMMENCING** at the West ¼ Corner of said Section 21 being the centerline intersection of Best Road and McLean Road; thence N88°50'08"E a distance of 727.00 feet; thence S01°09'52"E a distance of 30 feet to the south margin of said McLean Road and the **POINT OF BEGINNING**.

Thence continuing S01°09'52"E a distance of 10.00 feet; thence N88°50'08"E a distance of 170.00 feet; thence N01°09'52"W a distance of 10.00 feet to the south margin of said McLean Road; thence S88°50'08"W along the south margin of said McLean Road a distance of 170.00 feet to the **POINT OF BEGINNING**. Containing 0.04 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.

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 18<sup>TH</sup> day of MARCH, 2019.

Girard F. Ahrens \_\_\_\_\_  
Girard F. Ahrens Date 3/18/19

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

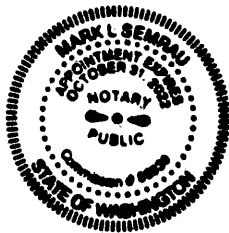
I certify that I know or have satisfactory evidence that Girard F. Ahrens is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the trustee of Fir Island Farms to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: MARCH 18, 2019

(Signature) Mark L. Semrau  
Notary Public in and for the State of Washington

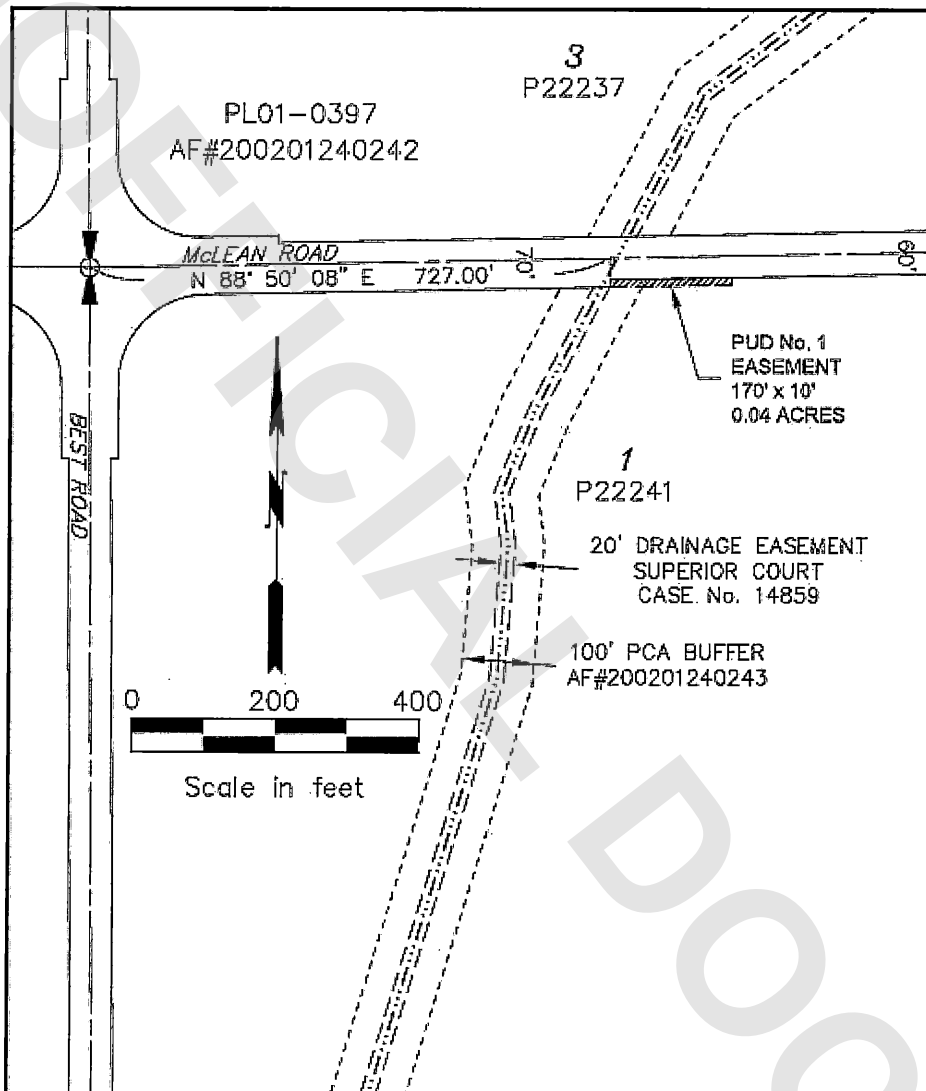
(Printed Name) MARK L. SEMRAU

My appointment expires: 10.31.2022





**EXHIBIT "A"**



**EXHIBIT A  
EASEMENT MAP**

SITUATED IN THE A PORTION OF THE NW ¼ OF THE SW ¼ OF  
SECTION 21, TOWNSHIP 34 NORTH, RANGE 03 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON