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03/21/2019 03:13 PM Pages: 1 of 11 Fees: \$109.00
Skagit County Auditor

After Recording Please Return To:

Attn: Town Planner
Town of La Conner
Post Office Box 400, 2nd and Douglas
La Conner, Washington 98257
(360) 466-3125

Document Title(s): McLean Water Main Easement ESM-W2019-01

Reference Number(s) of Documents Assigned or Released:

AF# 8905040042, AF# 456378.

Grantor(s): (Print Last name, First name, and Initials)

Gentry, Bruce A.
Weidenbach, Lynn W.
McCormick, Bruce A.
Weidenbach, Ward L.

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 21 2019

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

Grantee(s): Town of La Conner

Legal Description (abbreviated): S ½ of N ½ of 19 & 20 / 34N / 3E

[X] Additional legal description is on page one of document or attached.

Assessor's Property Tax Parcel / Account Number: P22168, P22191, P22180, P22182

EASEMENT AGREEMENT AND RELEASE

THIS AGREEMENT is made this ____ day of _____, 2019, by and between the **TOWN OF LA CONNER**, a municipal corporation of Skagit County, Washington, hereinafter termed "**Grantee**" and;

P22168	BRUCE A. GENTRY and LAURIE S. GENTRY, husband and wife
P22191	LYNN W. WEIDENBACH and MARGARET A. WEIDENBACH, husband and wife
P22180	BRUCE A. McCORMICK,
P22182	WARD L. WEIDENBACH and KERRY J. WEIDENBACH, husband and wife

hereinafter termed "**Grantor**".

WITNESSETH:

1. PERMENENT EASEMENT

That the said Grantor, for valuable consideration, does by these presents grant unto the Grantee a perpetual right-of-way or easement for a utility corridor with the necessary appurtenances through, over, under and across the following described property situated in Skagit County, Washington, more particularly described as follows:

See attached Exhibit A – Property Legal Description(s)

a permanent easement over, across, along, in, upon and under the following described portion of the above-described property:

See attached Exhibit A – Easement Legal Description(s)

A sketch showing this easement and its location accompanies this description and by reference thereto is made a part hereof.

See attached Exhibit B – Easement Sketch

That said Grantee shall have the right without prior institution of any suit or proceeding at law, at such times as may be necessary, to enter upon said property for the purpose of constructing, repairing, altering, or reconstructing said utilities, or making any connections therewith, without incurring any legal obligation or liability therefor; provided that such constructing, repairing, altering, or reconstructing of said utilities shall be accomplished in such a manner that the private improvements existing in this right-of-way shall not be disturbed or destroyed, or, in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

The Grantor shall retain the right to use the surface of said easement, so long as said use does not interfere with the installation and maintenance of the utility main and so long as no permanent buildings or structures are erected on said easement.

This easement shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns.

2. PRE-EXISTING EASEMENT RELEASE

That the said Grantor, for valuable consideration, does by these presents release, relinquish, and terminate all other easements previously granted for the purpose of water supply. This release specifically includes those easements described in:

AF # 456378 and AF # 8905040042

of the records of Skagit County, WA

3. SIGNATORY PAGES

- A. BRUCE A. GENTRY
- B. LAURIE S. GENTRY
- C. LYNN W. WEIDENBACH
- D. MARGARET A. WEIDENBACH
- E. BRUCE A. McCORMICK
- F. WARD L. WEIDENBACH
- G. KERRY J. WEIDENBACH

3.A SIGNATORY PAGES

GRANTOR:
By: Bruce A. Gentry
BRUCE A. GENTRY

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this day personally appeared before me, the undersigned Notary Public in and for the State of Washington, Bruce A. Gentry known to me to be the individual above described, who executed the foregoing instrument and acknowledged to me that said instrument was signed as the free and voluntary act and deed of said individual, for the uses and purposes therein mentioned.

Witness my hand and seal this 19 day of March, 2019.

Notary Public
State of Washington
Jessica M Culp
Commission Expires 07/25/2019

Jess M Culp
Notary Public in and for the State of Washington,
Residing at Skagit Co.
Appointment expires 7-25-19

3.B SIGNATORY PAGES

GRANTOR:
By: Laurie S. Gentry
LAURIE S. GENTRY

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this day personally appeared before me, the undersigned Notary Public in and for the State of Washington, Laurie S. Gentry known to me to be the individual above described, who executed the foregoing instrument and acknowledged to me that said instrument was signed as the free and voluntary act and deed of said individual, for the uses and purposes therein mentioned.

Witness my hand and seal this 19 day of March, 2019.

Notary Public
State of Washington
Jessica M Culp
Commission Expires 07/25/2019

Jess M Culp
Notary Public in and for the State of Washington,
Residing at Skagit Co.
Appointment expires 7-25-19

3.C SIGNATORY PAGES

GRANTOR:

By: *Lynn W. Weidenbach*
LYNN W. WEIDENBACH

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this day personally appeared before me, the undersigned Notary Public in and for the State of Washington, Lynn W. Weidenbach known to me to be the individual above described, who executed the foregoing instrument and acknowledged to me that said instrument was signed as the free and voluntary act and deed of said individual, for the uses and purposes therein mentioned.

Witness my hand and seal this 20th day of March, 2019.



Andrea Moore
Notary Public in and for the State of Washington,
Residing at La Conner, WA
Appointment expires Dec. 27, 2021

3.D SIGNATORY PAGES

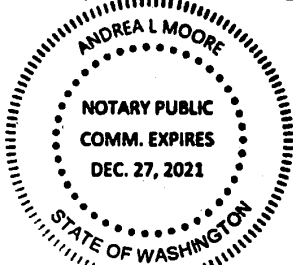
GRANTOR:

By: *Margaret A. Weidenbach*
MARGARET A. WEIDENBACH

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this day personally appeared before me, the undersigned Notary Public in and for the State of Washington, Margaret A. Weidenbach known to me to be the individual above described, who executed the foregoing instrument and acknowledged to me that said instrument was signed as the free and voluntary act and deed of said individual, for the uses and purposes therein mentioned.

Witness my hand and seal this 20th day of March, 2019.



Andrea Moore
Notary Public in and for the State of Washington,
Residing at La Conner, WA
Appointment expires Dec. 27, 2021

3.E SIGNATORY PAGES

GRANTOR:

By: *Bruce A. McCormick*
BRUCE A. McCORMICK

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this day personally appeared before me, the undersigned Notary Public in and for the State of Washington, Bruce A. McCormick known to me to be the individual above described, who executed the foregoing instrument and acknowledged to me that said instrument was signed as the free and voluntary act and deed of said individual, for the uses and purposes therein mentioned.

Witness my hand and seal this 20 day of March, 2019.

Notary Public
State of Washington
Jessica M Culp
Commission Expires 07/25/2019

Jessica M Culp
Notary Public in and for the State of Washington,
Residing at Skagit Co
Appointment expires 07-25-19

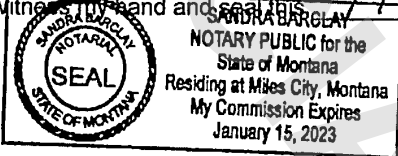
3.F SIGNATORY PAGES

GRANTOR:

By: Ward L. Weidenbach
WARD L. WEIDENBACH

Montana
STATE OF WASHINGTON)
COUNTY OF SKAGIT Custer) SS

Montana On this day personally appeared before me, the undersigned Notary Public in and for the State of Washington, Ward L. Weidenbach known to me to be the individual above described, who executed the foregoing instrument and acknowledged to me that said instrument was signed as the free and voluntary act and deed of said individual, for the uses and purposes therein mentioned.

Witness my hand and seal this 19th day of March, 2019.


Sandra Barclay
Notary Public in and for the State of Washington, Montana
Residing at Miles City, Montana
Appointment expires January 15, 2023

3.G SIGNATORY PAGES

GRANTOR:

By: _____
KERRY J. WEIDENBACH

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS

On this day personally appeared before me, the undersigned Notary Public in and for the State of Washington, _____ known to me to be the individual above described, who executed the foregoing instrument and acknowledged to me that said instrument was signed as the free and voluntary act and deed of said individual, for the uses and purposes therein mentioned.

Witness my hand and seal this _____ day of _____, 20____.

Notary Public in and for the State of Washington,
Residing at _____
Appointment expires _____

3.F SIGNATORY PAGES

GRANTOR:

By: _____
WARD L. WEIDENBACH

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this day personally appeared before me, the undersigned Notary Public in and for the State of Washington, _____ known to me to be the individual above described, who executed the foregoing instrument and acknowledged to me that said instrument was signed as the free and voluntary act and deed of said individual, for the uses and purposes therein mentioned.

Witness my hand and seal this _____ day of _____, 20_____.

Notary Public in and for the State of Washington,
Residing at _____
Appointment expires _____

3.G SIGNATORY PAGES

GRANTOR:

By: Kerry J. Weidenbach
KERRY J. WEIDENBACH

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this day personally appeared before me, the undersigned Notary Public in and for the State of Washington, Kerry J. Weidenbach known to me to be the individual above described, who executed the foregoing instrument and acknowledged to me that said instrument was signed as the free and voluntary act and deed of said individual, for the uses and purposes therein mentioned.

Witness my hand and seal this 20 day of March, 2019.

Notary Public
State of Washington
Jessica M Culp
Commission Expires 07/25/2019

Jessica M Culp
Notary Public in and for the State of Washington,
Residing at Skagit Co.
Appointment expires 7-25-19

EXHIBIT "A"
LEGAL DESCRIPTIONS

PARCEL – P22168

The South 208.7 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 34 North, Range 3 East, W.M., EXCEPT the County road rights of way known as the La Conner-Whitney Road and the McLean Road along the West and South lines thereof.
Situate in the County of Skagit, State of Washington.

Easement:

The Westerly 20 feet and the Southerly 20 feet of the above described property.

PARCEL – P22180

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 3 East, W.M., described as follows:
Beginning at the intersection of the East line of said subdivision with the North line of the McLean Road as now established;
thence North along the East line of said subdivision 335.75 feet;
thence West 150 feet;
thence South 335.75 feet;
thence East 150 feet to the point of beginning.
Situate in the County of Skagit, State of Washington.

Easement:

The Southerly 20 feet of the above described property.

PARCEL – P22182

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 3 East, W.M., described as follows:
Beginning at the intersection of the West line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the North line of the McLean Road;
thence North along the West line of said subdivision a distance of 520 feet;
thence East parallel to the North line of the McLean Road 335 feet;
thence South parallel to the West line of said subdivision 520 feet to the North line of the McLean Road;
thence West along the North line of said McLean Road 335 feet to the point of beginning.
Situate in the County of Skagit, State of Washington.

Easement:

The Southerly 20 feet of the above described property.

PARCLE – P22191

The West ½ of the Northwest ¼ of Section 20, Township 34 North, Range 3 East, W.M., EXCEPT the following described tract:

Beginning at the intersection of the East line of said subdivision and the North line of the McLean Road as established on July 2, 1952;

thence North along said East line 335.75 feet;

thence West 150 feet;

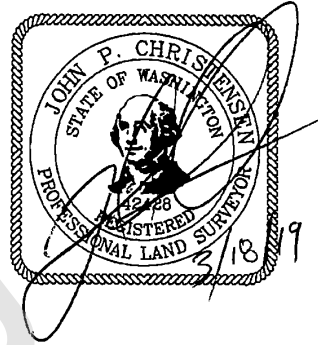
thence South 335.75 feet, more or less, to the North line of said road;

thence East along the North line of said road 150 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Easement:

The Southerly 30 feet of the above described property.



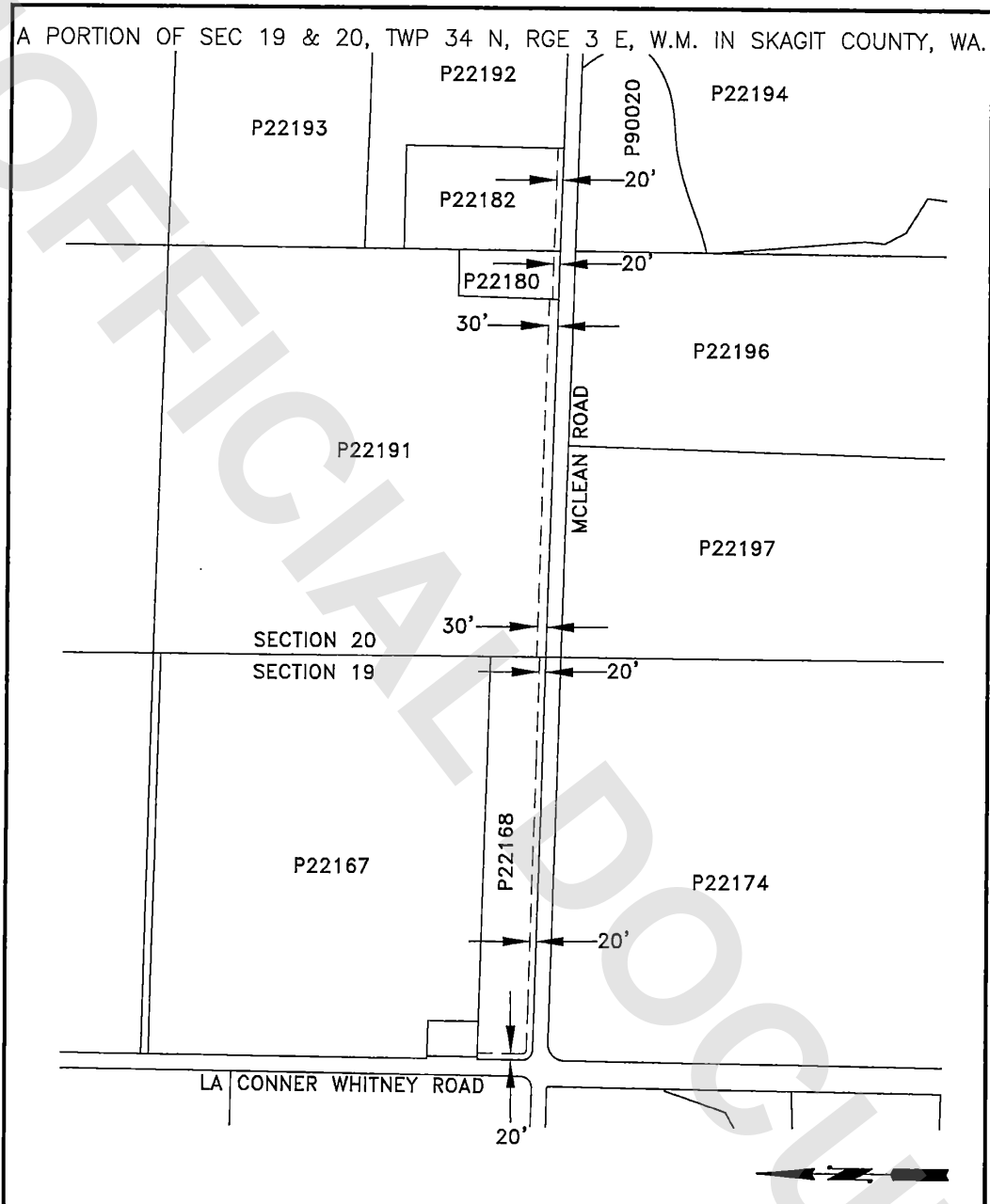



EXHIBIT "B" TOWN OF LA CONNER WATER EASEMENT LEGAL DESCRIPTION	 CHS ENGINEERS	12507 Bel-Red RD., Suite 101, Bellevue, WA 98005 www.chsengineers.com Ph: 425-637-3693	Scale 1" = 500'
	Drawn by <u>JPC</u> Project # <u>201901</u>	Checked by <u>EH</u> Date <u>03-12-19</u>	Sheet 1 / 1