



201908260109

08/26/2019 11:29 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

COVER SHEET

Return Address:

Skagit County Sewer District #2
17079 State Route 9
Mount Vernon, WA 98274

CHICAGO TITLE

ACCOMMODATION RECORDING

Document Title:

SEWER LINE EASEMENT

Reference Numbers:

Grantor:

Ken Hubbard, Patti Hubbard
BYK Construction, Inc.

Address:

18426 State Route 9, Mount Vernon, WA 98274
18424 State Route 9, Mount Vernon, WA 98274

Grantee:

Skagit County Sewer District #2

Legal Description:

A portion of the SE ¼ of the NW 14 of Section_6_
Township_33N Range_5 E__

Real Property Legal Description: See record of survey recorded under auditor file number 201810230114 for complete legal description

Property Tax Account Numbers:

P74725 AND P121482

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 26 2019

Amount Paid \$
Skagit Co. Treasurer
By *MA* Deputy**SEWER LINE EASEMENT**

THIS AGREEMENT made this 23rd day of August, 2019, by and between the Skagit County Sewer District #2, a municipal corporation of Skagit County, Washington, hereinafter termed "Grantee", and Ken Hubbard and Patti Hubbard, and BYK Construction, Inc. the legal owner of the property, hereinafter termed "Grantor".

WITNESSETH;

That the said Grantor for valuable consideration, receipt of which is hereby acknowledged, does by these presents grant unto the Grantee a perpetual easement for sewer mains with the necessary appurtenances through, over, under, and across the following described property situated in Skagit County, Washington, legally described in the above cover page.

The perpetual easement is described in Exhibit "A", attached and the sewer line route is shown in Exhibit "B" attached; all of said exhibits are incorporated by reference.

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 the property described in Exhibits "A", and "B", for the purpose of constructing, repairing, altering, or reconstructing sanitary sewers or making any connections therewith, without incurring any legal obligation or liability therefore, provided that such constructing, repairing, altering or reconstructing of such sanitary sewers shall be accomplished in such a manner that the improvements and land contours existing in the easement shall not be disturbed or destroyed, or in the event that they are disturbed or destroyed, they will be replaced as is reasonably possible, in as good a condition as they were immediately before the property was entered upon by the Grantee.

Grantor also conveys to Grantee and to those acting under said Grantee the temporary use of such additional area immediately adjacent to said easement as shall be reasonably required for the construction and maintenance of the utilities and appurtenances in the above-described easement; such additional area to be returned to its original state by the Grantee or its agents immediately after any such construction or maintenance.

Grantor shall retain the right to use the surface of said easement, so long as said use does not unreasonably interfere with the installation and maintenance of the sewer main and so long as no building 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 of all parties hereto.

GRANTOR

[Signature]
Ken Hubbard

[Signature]
Patti Hubbard

[Signature]
Patti Hubbard

[Signature]
Paul Woodmansee

[Signature]
Tim Woodmansee

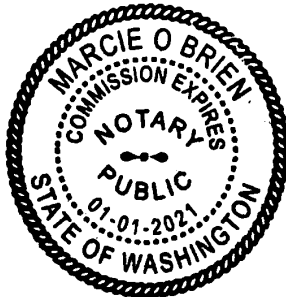
STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

On this day personally appeared before me Ken Hubbard and Patti Hubbard and Paul Woodmansee and Tim Woodmansee, on behalf of BYK Construction, Inc., known by me to be the Grantor and signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Subscribed and sworn to me by Ken Hubbard and Patti Hubbard and Paul Woodmansee and Tim Woodmansee, on behalf of BYK Construction, Inc., on this 23rd day of August, 2019.



[Signature]
Marcie O'Brien

Notary Public in and for the State of Washington.

Marcie O'Brien (printed)

Residing at: Sedro Woolley

My commission expires: 01-01-21

EXHIBIT "A"

EASEMENT DESCRIPTION

A 10 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER OVER, UNDER AND ACROSS THAT PORTION OF THE ABANDONED 100 FOOT WIDE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY AND BEGINNING AT THE INTERSECTION OF LINE "RR" AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR FILE NUMBER 9401410047, SKAGIT COUNTY RECORDS, AND THE VACATED CENTERLINE OF HANCOCK STREET AS PER "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON" RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THENCE NORTH 47°42'43"EAST ALONG THE CENTERLINE OF SAID HANCOCK STREET 10.3 FEET TO THE TRUE POINT OF BEGINNING AND BEING THE CENTERLINE OF THE 10 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER, BEING 5 FEET EACH SIDE OF THE AS-CONSTRUCTED PIPE WITH THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 39°28'37"WEST 429.93 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF THE VACATED RIGHT OF WAY OF SHERIDAN STREET AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION, SAID POINT BEING NORTH 47°42'43" EAST 5.00 FEET FROM THE INTERSECTION OF LINE "RR" AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR FILE NUMBER 9401410047, SKAGIT COUNTY RECORDS, AND THE VACATED CENTERLINE OF SHERIDAN STREET AS PER "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON" RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LINES TO BE TRIMMED OR EXTENDED TO END AT THE CENTERLINE OF VACATED RIGHT OF WAY OF HANCOCK STREET AND SHERIDAN STREET.

REGISTERED PROFESSIONAL LAND SURVEYOR

LICENSE NO. 52089

June 11, 2019

