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12/31/2019 10:45 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

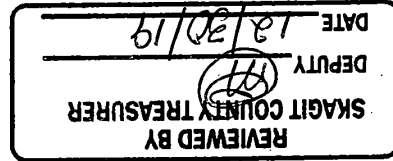
FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

City of Burlington ATTN: City Attorney
833 South Spruce Street
Burlington WA 98233

Easement

Grantor(s) hereinafter referred to as **Grantor**:

- Oak Street Lofts, LLC**



Grantee: City of Burlington, hereinafter referred to as the **City**, a Political Subdivision under the Laws of the State of Washington.

Legal Description of property encumbered by covenant: Abbreviated:

A portion of Lots 11, 12 and 13, Block 24, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH See Page 5.

Common Name of the Development of the property encumbered by covenant:

N Oak Street Short Plat

Located in **NE1/4 qtr. SW1/4 qtr. Sec.32 Twp. 35 N., 04 Rge. E., W.M.**

Reference Number(s) of documents assigned, released, or modified: **N/A**

Assessor's Property Tax Parcel/Account Number(s) of property(s) encumbered by the drainage covenant: **P71452, P134600, P134601**

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

City of Burlington ATTN: City Attorney
833 South Spruce Street
Burlington WA 98233

EASEMENT

The GRANTOR, OAK STREET LOFTS, LLC, for and in consideration of good and valuable consideration received, grant and convey to the GRANTEE, THE CITY OF BURLINGTON, a municipal corporation of the State of Washington, a perpetual, non-exclusive easement for ingress and egress for maintenance of public utilities, storm-water infrastructure, low impact development features and the installation of telecommunication utilities, including, underground conduit for fiber optic cable or other telecommunication cable, and any other facilities necessary to support the telecommunication utilities installed, over, on and across the following described real estate:

An easement area extending over the as now constructed low impact development (LID) storm-water feature, together with an area having three (3) feet in width on all sides of the LID feature,

AND

An easement area seventeen and one-half (17.5) feet in width, more particularly described as follows:

The East seventeen and one-half (17.5) feet of the following described real property situated in the County of Skagit, State of Washington.

See Exhibit "A" attached hereto and by this reference made a part hereof.

Dated this 20th day of December, 2019.

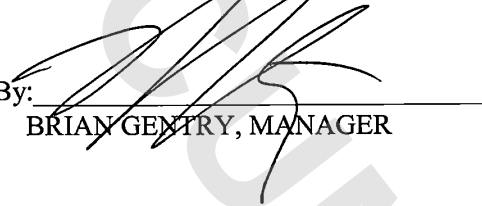
GRANTEE CITY OF BURLINGTON:

GRANTOR: OAK STREET LOFTS, LLC

By: _____


STEVE SEXTON, MAYOR

By: _____


BRIAN GENTRY, MANAGER

Approved as to Form:

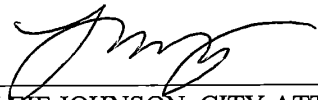

LEIF JOHNSON, CITY ATTORNEY
EASEMENT Page 2

EXHIBIT "A"
LEGAL DESCRIPTION

APN: P71452, P134600, & P134601

PARCEL A (P71452):

That portion of Lots 11, 12 and 13, Block 24, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington, BEGINNING in the Northeast corner of said lot 13;

thence North 88°27'28" West, 112.48 feet to the Northwest corner of said lot 11;
thence South 6°53'08" East, 30.33 feet along the West boundary of said lot 11;
thence South 88°27'21" East, 108.03 feet to the East boundary of said lot 13;

thence North 1°33'12" East, 30.00 feet along the East boundary of said lot 13 to the Point of Beginning;

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL B (P134600):

That portion of Lots 11, 12 and 13, Block 24, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington, COMMENCING in the Northeast corner of said lot 13;

thence South 1°33'12" West, 30.00 feet along the East boundary of said lot 13 to the POINT OF BEGINNING;
thence North 88°27'28" West, 108.03 feet to the West boundary of said lot 11;

thence South 6°53'08" East, 30.33 feet along the West boundary of said lot 11;
thence South 88°27'21" East, 103.59 feet to the East boundary of said lot 13;

thence North 1°33'12" East, 30.00 feet along the East boundary of said lot 13 to the Point of Beginning;

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL C (P134601):

That portion of Lots 11, 12 and 13, Block 24, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington, BEGINNING in the Southeast corner of said lot 13;

thence North 1°33'12" East, 48.05 feet along the East boundary of said lot 13;
thence North 88°27'28" West, 103.59 feet to the West boundary of said lot 11;
thence South 6°53'08" East, 48.57 feet along the West boundary of said lot 11;
thence South 88°27'21" East, 96.45 feet to the Point of Beginning;

TOGETHER WITH all of that portion of abutting 'Hazel Avenue' as vacated by City of Burlington Ordinance No. 1873, recorded April 4, 2019 under Skagit County Auditor's File No. 201904040025;

Situate in the City of Burlington, County of Skagit, State of Washington.

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

ON THIS 20th day of December, 2019, before me, personally appeared STEVE SEXTON, to me known to be the MAYOR OF BURLINGTON who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.



Shelley Agero

Notary Public in and for the State of Washington,
residing at Mt. Vernon
My Appointment Expires 10-22-2023