



202005200098

05/20/2020 03:52 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

RETURN TO:
Public Utility District No. 1 of Skagit County
1415 Freeway Drive
Mount Vernon, WA 98273-1436

PUD UTILITY EASEMENT

THIS AGREEMENT is made this 19th day of May, 2020, between
HOUSING AUTHORITY OF SKAGIT COUNTY, A WASHINGTON HOUSING AUTHORITY,
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 mutual benefits and other valuable
consideration, 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: P62437

LOT "A" PER THAT CERTAIN SKAGIT COUNTY SHORT PLAT PL17-0217 RECORDED UNDER
SKAGIT COUNTY AUDITOR'S FILE NUMBER 201904290105, IN THE NORTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST,
W.M.,

on the easement described as follows: **See Exhibit A – Easement Description, Exhibit B –
Easement Map and Table**

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.

REVIEWED BY	
SKAGIT COUNTY TREASURER	
DEPUTY	<u>81</u>
DATE	<u>5-20-20</u>

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 19th day of May, 2020.

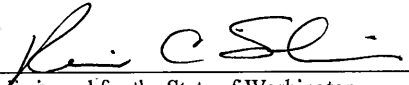

Signature

EXECUTIVE DIRECTOR
Print Title
MELANIE COREY
Print Name

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Melanie Corey
is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument,
on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the
Executive Director of Housing Authority of Skagit County
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: 5/19/2020

(Signature) 
Notary Public in and for the State of Washington
(Printed Name) RENEE C SINCLAIR
My appointment expires: 5/1/2023

Notary Public
State of Washington
Renee C Sinclair
Commission No. 207424
My Commission Expires 5/1/2023

EXHIBIT A**AFFECTING SKAGIT COUNTY TAX PARCEL P62437**

AN 20' UTILITY EASEMENT OVER AND ACROSS THAT PORTION OF "LOT A" PER THAT CERTAIN SKAGIT COUNTY SHORT PLAT PL17-0217 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201904290105, IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID "LOT A" AND THE MARGIN OF LAFAYETTE ROAD FROM WHICH THE NORTHEAST CORNER OF SAID "LOT A" BEARS SOUTH 89°16'39" EAST, 227.86 FEET;

THENCE SOUTH 89°16'39" EAST ALONG THE NORTH BOUNDARY OF SAID "LOT A" AND MARGIN OF LAFAYETTE ROAD, 11.19 FEET TO THE **TRUE POINT OF BEGINNING** OF THE 20' EASEMENT DESCRIBED HEREIN;

THENCE SOUTH 0°45'38" WEST, 49.58 FEET

THENCE SOUTH 7°30'46" EAST, 164.43 FEET;

THENCE SOUTH 1°07'07" WEST, 154.97 FEET;

THENCE NORTH 88°50'33" WEST 114.11 FEET;

THENCE NORTH 1°07'33" EAST, 26.09 FEET;

THENCE NORTH 88°52'27" WEST, 10.00 FEET;

THENCE SOUTH 1°07'33" WEST, 26.08 FEET;

THENCE NORTH 88°50'33" WEST, 122.44 FEET TO THE WEST LINE OF THE AFOREMENTIONED "LOT A" FROM WHICH THE SOUTHWEST CORNER BEARS SOUTH 0°57'44" WEST, 257.42 FEET;

THENCE SOUTH 0°57'44" WEST, ALONG SAID WEST LINE, 20.00 FEET;

THENCE SOUTH 88°50'33" EAST, 122.40 FEET;

THENCE SOUTH 1°01'13" WEST, 16.19 FEET;

THENCE SOUTH 88°58'47" EAST, 10.00 FEET;

THENCE NORTH 1°01'13" EAST, 16.17 FEET;

THENCE SOUTH 88°50'33" EAST, 114.09 FEET;

THENCE SOUTH 1°07'07" WEST, 67.18 FEET;

THENCE NORTH 88°47'36" WEST, 13.78 FEET;

THENCE SOUTH 1°12'24" WEST, 12.68 FEET;

THENCE SOUTH 88°47'36" EAST, 13.80 FEET;

THENCE SOUTH 1°07'07" WEST, 148.13 FEET;

THENCE SOUTH 43°58'47" EAST, 13.49 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED "LOT A" FROM WHICH THE AFOREMENTIONED SOUTHWEST CORNER BEARS NORTH 88°49'26" WEST, 255.40 FEET;

THENCE SOUTH 88°49'26" EAST ALONG SAID SOUTH LINE, 28.36 FEET;

THENCE NORTH 43°58'47" WEST, 25.29 FEET;

THENCE NORTH 1°07'07" EAST, 219.67 FEET;

THENCE SOUTH 88°50'33" EAST, 76.50 FEET;

THENCE SOUTH 1°07'09" WEST, 4.50 FEET;

THENCE SOUTH 88°52'51" EAST, 10.00 FEET;

THENCE NORTH 1°07'09" EAST, 4.50 FEET;



THENCE SOUTH 88°50'33" EAST, 12.38 FEET;
THENCE SOUTH 1°02'10" WEST, 15.54 FEET;
THENCE SOUTH 88°57'50" EAST, 10.00 FEET;
THENCE NORTH 1°02'10" EAST, 15.52 FEET;
THENCE SOUTH 88°50'33" EAST, 5.00 FEET;
THENCE NORTH 1°02'10" EAST, 20.00 FEET;
THENCE NORTH 88°50'33" WEST, 5.00 FEET;
THENCE NORTH 1°02'10" EAST, 22.32 FEET;
THENCE NORTH 88°57'50" WEST 10.00 FEET;
THENCE SOUTH 1°02'10" WEST, 22.29 FEET;
THENCE NORTH 88°50'39" WEST, 52.85 FEET;
THENCE NORTH 1°09'33" EAST, 16.44 FEET;
THENCE NORTH 88°52'16" WEST, 10.00 FEET;
THENCE SOUTH 1°09'33" WEST, 16.43 FEET;
THENCE NORTH 88°51'05" WEST, 36.00 FEET;
THENCE NORTH 1°07'07" EAST, 94.29 FEET;
THENCE SOUTH 88°52'51" EAST, 14.50 FEET;
THENCE NORTH 1°07'09" EAST, 10.00 FEET;
THENCE NORTH 88°52'51" WEST, 14.50 FEET;
THENCE NORTH 1°07'07" EAST, 52.21 FEET;
THENCE NORTH 7°30'46" WEST, 164.49 FEET;
THENCE NORTH 0°45'38" EAST, 48.15 FEET;
THENCE NORTH 89°16'39" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS
OF THE EASEMENT DESCRIBED HEREIN;
SITUATE IN SKAGIT COUNTY, WASHINGTON.
CONTAINS 21,183 SQUARE FEET, MORE OR LESS.



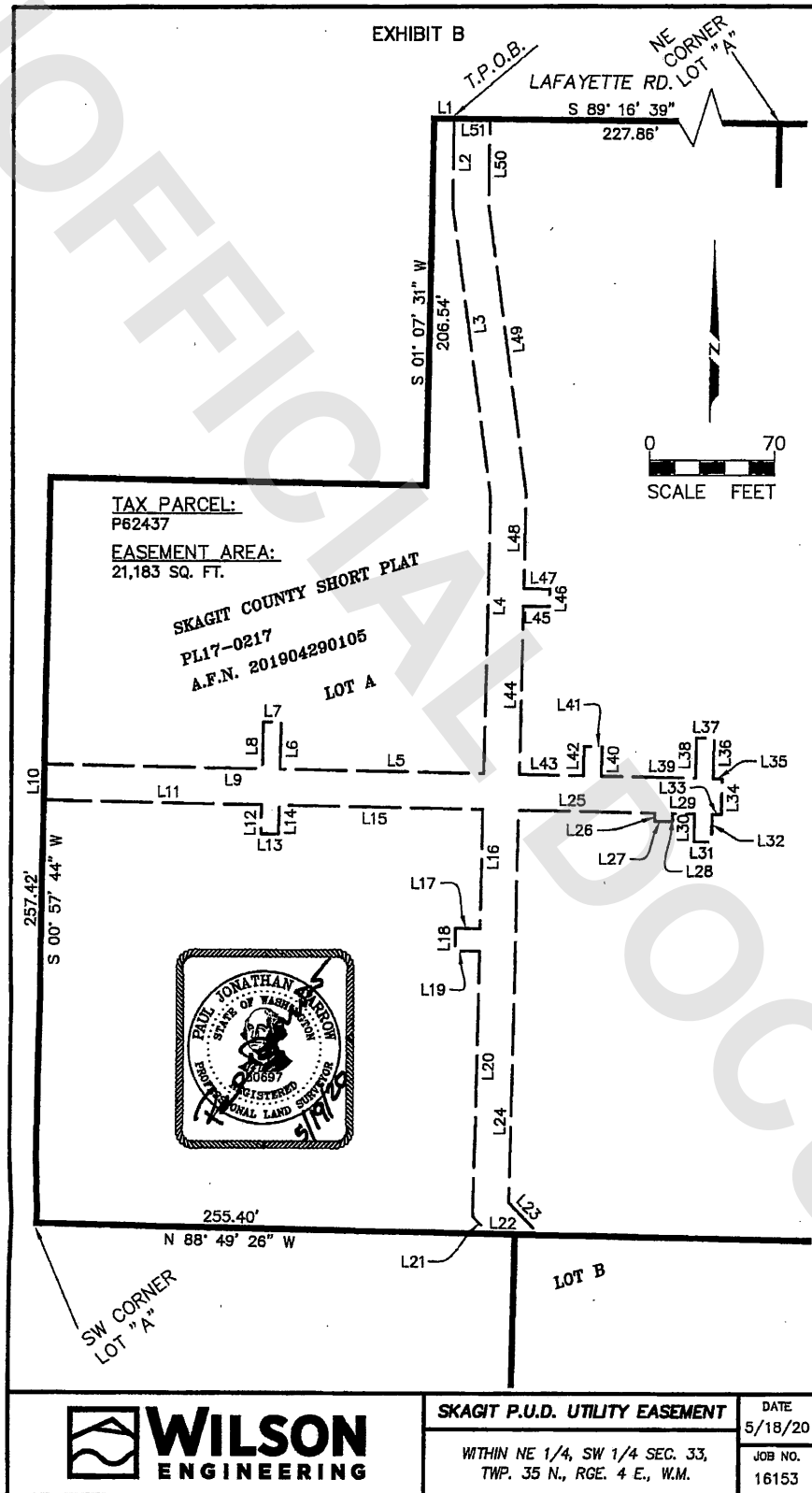
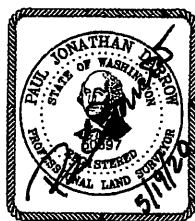


EXHIBIT B

Line Table		
Line #	Direction	Length
L1	S89°16'39"E	11.19'
L2	S0°45'38"W	49.58'
L3	S7°30'46"E	164.43'
L4	S1°07'07"W	154.97'
L5	N88°50'33"W	114.11'
L6	N1°07'33"E	26.09'
L7	N88°52'27"W	10.00'
L8	S1°07'33"W	26.08'
L9	N88°50'33"W	122.44'
L10	S0°57'44"W	20.00'
L11	S88°50'33"E	122.40'
L12	S1°01'13"W	16.19'
L13	S88°58'47"E	10.00'
L14	N1°01'13"E	16.17'
L15	S88°50'33"E	114.09'
L16	S1°07'07"W	67.18'
L17	N88°47'36"W	13.78'
L18	S1°12'24"W	12.68'
L19	S88°47'36"E	13.80'
L20	S1°07'07"W	148.13'
L21	S43°58'47"E	13.49'
L22	S88°49'26"E	28.36'
L23	N43°58'47"W	25.29'
L24	N1°07'07"E	219.67'
L25	S88°50'33"E	76.50'
L26	S1°07'09"W	4.50'
L27	S88°52'51"E	10.00'
L28	N1°07'09"E	4.50'
L29	S88°50'33"E	12.38'
L30	S1°02'10"W	15.54'

Line Table		
Line #	Direction	Length
L31	S88°57'50"E	10.00'
L32	N1°02'10"E	15.52'
L33	S88°50'33"E	5.00'
L34	N1°02'10"E	20.00'
L35	N88°50'33"W	5.00'
L36	N1°02'10"E	22.32'
L37	N88°57'50"W	10.00'
L38	S1°02'10"W	22.29'
L39	N88°50'39"W	52.85'
L40	N1°09'33"E	16.44'
L41	N88°52'16"W	10.00'
L42	S1°09'33"W	16.43'
L43	N88°51'05"W	36.00'
L44	N1°07'07"E	94.29'
L45	S88°52'51"E	14.50'
L46	N1°07'09"E	10.00'
L47	N88°52'51"W	14.50'
L48	N1°07'07"E	52.21'
L49	N7°30'46"W	164.49'
L50	N0°45'38"E	48.15'
L51	N89°16'39"W	20.00'



WILSON
ENGINEERING

SKAGIT P.U.D. UTILITY EASEMENT

WITHIN NE 1/4, SW 1/4 SEC. 33,
TWP. 35 N., RGE. 4 E., W.M.

DATE
5/18/20

JOB NO.
16153