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06/10/2020 08:42 AM 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

REVIEWED BY	
SKAGIT COUNTY TREASURER	
DEPUTY	<i>[Signature]</i>
DATE	6-9-20

**PUD UTILITY EASEMENT**

THIS AGREEMENT is made this 3<sup>rd</sup> day of June, 2020, between **PORT OF SKAGIT COUNTY**, a Washington public Port District formed pursuant to Title 53 RCW 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: P35302**

A PORTION OF THAT CERTAIN PARCEL CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 820156, WITHIN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.,

on the Easement Area described as follows: **See Exhibit A – Easement Description and Exhibit B.1 & B.2 - Easement Map**

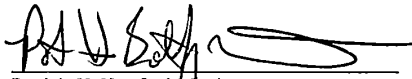
Grantor(s) authorizes the District the right of ingress and egress from said lands of the Grantor(s). The Grantor(s) also gives the District permission to cut, trim and/or remove all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor(s) in the described easement for 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.

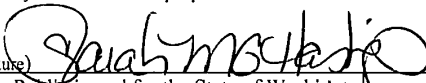
Any mortgage on said land held by a mortgagee is hereby subordinated to the rights herein granted to the District; but in all other respects the mortgage shall remain unimpaired.

In Witness Whereof, the Grantor(s) hereunto sets his hand and seal this 3 day of June, 2020.

  
Patricia H. Hotsford-Martin  
Executive Director

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **Patricia H. Botsford-Martin** 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 **Executive Director** of the **Port of Skagit** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: June 3, 2020  
(Signature)   
Notary Public in and for the State of Washington  
(Printed Name) Sarah M. G. Hastings  
My appointment expires: 09/09/2022



## EXHIBIT A

AFFECTING SKAGIT COUNTY TAX PARCEL P35302

A 20' WIDE UTILITY EASEMENT OVER, UNDER, AND ACROSS A PORTION OF THAT CERTAIN PARCEL CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 820156, WITHIN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, A REBAR IN A MONUMENT CASE, FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BEARS NORTH 88°37'15" WEST, 2,601.07 FEET;

THENCE NORTH 88°37'15" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 15.00 FEET TO A POINT ON THE WEST MARGIN OF A 30' WIDE UTILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 7912210067, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE EASEMENT DESCRIBED HEREIN;;

THENCE NORTH 01°47'44" EAST ALONG SAID WEST MARGIN, 14.00 FEET;

THENCE NORTH 88°37'15" WEST, 1,626.74 FEET;

THENCE NORTH 01°22'45" EAST, 104.37 FEET;

THENCE NORTH 09°52'15" WEST, 113.29 FEET;

THENCE NORTH 21°07'15" WEST, 114.42 FEET;

THENCE NORTH 01°22'45" EAST, 66.59 FEET;

THENCE NORTH 12°37'45" EAST, 40.06 FEET;

THENCE NORTH 00°00'02" EAST, 50.94 FEET;

THENCE NORTH 90°00'00" EAST, 34.79 FEET;

THENCE NORTH 00°00'00" EAST, 10.00 FEET;

THENCE NORTH 90°00'00" WEST, 34.79 FEET;

THENCE NORTH 00°00'02" EAST, 101.99 FEET;

THENCE NORTH 21°21'04" EAST, 249.34 FEET;

THENCE NORTH 00°54'22" EAST, 458.56 FEET;

THENCE NORTH 90°00'00" EAST, 1,617.42 FEET TO THE AFOREMENTIONED 30' UTILITY EASEMENT;

THENCE NORTH 01°47'44" EAST ALONG THE WEST MARGIN OF SAID EASEMENT, 20.01 FEET;

THENCE NORTH 90°00'00" WEST, 1637.74 FEET;

THENCE SOUTH 00°54'22" WEST, 474.63 FEET;

THENCE SOUTH 21°21'04" WEST, 249.51 FEET;

THENCE SOUTH 00°00'02" WEST, 164.49 FEET;

THENCE SOUTH 12°37'45" WEST, 39.82 FEET;

THENCE SOUTH 01°22'45" WEST, 72.53 FEET;

THENCE SOUTH 21°07'15" EAST, 116.43 FEET;

THENCE SOUTH 09°52'15" EAST, 109.35 FEET;

THENCE NORTH 88°37'15" WEST, 12.63 FEET;

THENCE SOUTH 01°22'45" WEST, 10.00 FEET;

THENCE SOUTH 88°37'15" EAST, 12.63 FEET;



THENCE SOUTH 01°22'45" WEST, 86.53 FEET;

THENCE NORTH 88°37'15" WEST, 909.25 FEET MORE OR LESS TO THE EAST MARGIN OF FARM TO MARKET ROAD;

THENCE SOUTH 02°06'42" WEST ALONG SAID EAST MARGIN, 20.00 FEET;

THENCE SOUTH 88°37'15" EAST, 12.09 FEET;

THENCE SOUTH 01°14'01" WEST, 24.01 FEET TO THE NORTH BOUNDARY OF THAT CERTAIN PARCEL CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 7912210064;

THENCE SOUTH 88°45'59" EAST ALONG SAID NORTH BOUNDARY, 10.00 FEET;

THENCE NORTH 01°14'01" EAST, 23.99 FEET;

THENCE SOUTH 88°37'15" EAST, 907.42 FEET;

THENCE SOUTH 01°22'45" WEST, 19.00 FEET;

THENCE SOUTH 88°37'15" EAST, 10.00 FEET;

THENCE NORTH 01°22'45" EAST, 19.00 FEET;

THENCE SOUTH 88°37'15" EAST, 990.57 FEET;

THENCE SOUTH 01°22'45" WEST, 24.00 FEET TO THE AFOREMENTIONED NORTH BOUNDARY;

THENCE SOUTH 88°37'15" EAST ALONG SAID NORTH BOUNDARY, 10.00 FEET;

THENCE NORTH 01°22'45" EAST, 24.00 FEET;

THENCE SOUTH 88°37'15" EAST, 616.02 FEET TO THE WEST MARGIN OF THE AFOREMENTIONED 30' WIDE UTILITY EASEMENT;

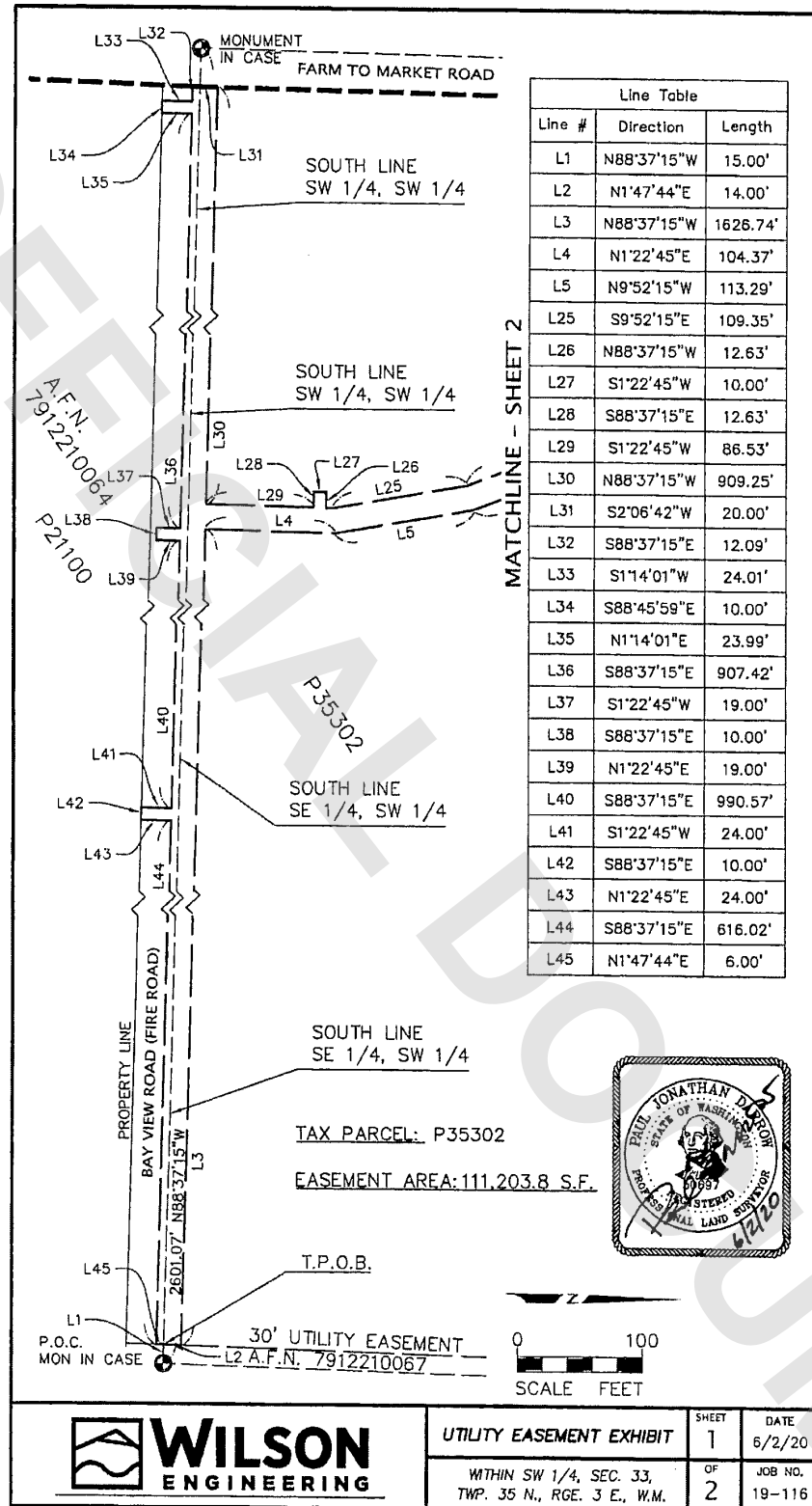
THENCE NORTH 01°47'44" EAST ALONG THE WEST MARGIN OF SAID EASEMENT, 6.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THE EASEMENT DESCRIBED HEREIN;

CONTAINS 111,203.80 SQUARE FEET MORE OR LESS

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.



## EXHIBIT B.1



## EXHIBIT B.2

