

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P O Box 47338
Olympia WA 98504-7338

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Bridget Ibarra
DATE 11/25/2020

Document Title: Temporary Easement

Reference Number of Related Document: N/A

GNW 10393

Grantor: John Hicks

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn of Lot 1, Mount Vernon Short Plat No. MV-4-82, Rec. No. 8209280001, being a ptn of Tract A, Mount Vernon Short Plat No. MV-6-77, Rec. No. 853027, in the SE¼ of the NE¼, Section 16, T34N, R4E, WM, Skagit County

Additional Legal Description is on Page 4 of Document

Assessor's Tax Parcel Number: Ptn 34041600220416 (P24936)

TEMPORARY EASEMENT

State Route 538, Logan Creek – Fish Passage, Temporary Easement (TE) – Parcel 1-24922

The Grantor, JOHN HICKS, an unmarried person, as his separate estate, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, conveys and grants unto the State of Washington, acting by and through its Department of Transportation, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of placing personnel, machinery and equipment on said lands and providing a work area for adjacent highway construction-related activities, including clearing trees and vegetation as needed, building a temporary stream bypass, regrading and realigning portions of the creek channel (the "Construction Period"), and post-construction establishment of native type vegetation which includes planting, seeding, inspecting, monitoring, watering and weed control, together with rights of ongoing ingress and egress to accomplish said purposes (the "Plant Establishment Period").

TEMPORARY EASEMENT

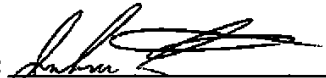
Said lands being situated in Skagit County, State of Washington, as described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on December 1, 2025 hereinafter the "Term". Provided, however, that Grantee's use and occupancy of the easement area is limited to a period of three (3) consecutive months for the Construction Period during the Term, directly followed by a three (3) year Plant Establishment Period. Grantee shall provide Grantor written notice no less than seven (7) days in advance of commencement of the Construction Period.

The State shall, upon completion of construction of said project described herein, remove all debris and restore the surface of the property as nearly as possible to the condition immediately prior to the State's entry thereon, excepting any modifications or improvements made as part of the construction project.

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Dated October 14th, 2020

By: 
JOHN HICKS

Accepted and Approved

STATE OF WASHINGTON
Department of Transportation

By: _____
Hal Wolfe, Northwest Region
Real Estate Services Manager,
Authorized Agent

Date: _____

TEMPORARY EASEMENT


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Dated October 14th, 2020

By: 
JOHN HICKS

Accepted and Approved

STATE OF WASHINGTON
Department of Transportation

By:  for Hal Wolfe
Kevin Workman (Nov 16, 2020 11:55 PST)

Hal Wolfe, Northwest Region
Real Estate Services Manager,
Authorized Agent

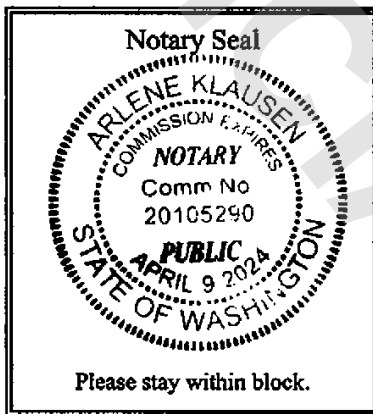
Date: Nov 16, 2020

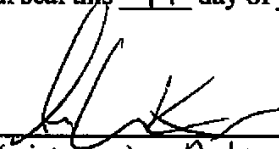
TEMPORARY EASEMENT

STATE OF WASHINGTON)
 : §
County of Skagit)

On this day personally appeared before me JOHN HICKS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of October, 2020.




Notary (print name) Arlene Klausen
Notary Public in and for the State of Washington,
residing at Kent, WA
My commission expires April 9, 2024

TEMPORARY EASEMENT**EXHIBIT A**

All that portion of the hereinafter described TRACT "X" lying within a tract of land beginning at point 111.62 east of the southwest corner of said TRACT "X", said point being on the southerly line thereof; thence North 01°28'16" East a distance of 20 feet; thence South 88°39'15" East a distance of 55 feet; thence south parallel with the westerly line of said TRACT "X" a distance of 20 feet to a point on the southerly line thereof; thence westerly along said southerly line to the point of beginning.

TRACT "X"**Parcel A:**

Lot 1, Mount Vernon Short Plat No. MV-4-82, approved August 3, 1982, and recorded September 28, 1982, in Book 6 of Short Plats, page 13, under Auditor's File No. 8209280001, records of Skagit County, Washington; being a portion of Tract "B" of Mount Vernon Short Plat No. MV-6-77, a portion of the southeast quarter of the northeast quarter of Section 16, Township 34 North, Range 4 East, W.M.

Parcel B:

A non-exclusive easement for ingress, egress, and utilities over and across the south 60 feet of Tract "A" of Short Plat No. MV-6-77, as said easement is set forth in document recorded under Auditor's File No. 8207120030, records of Skagit County, Washington.

Parcel C:

A non-exclusive easement for road and utilities over and across the southerly 60 feet of Lot 2 of said Short Plat No. MV-4-82.

The lands herein described contain an area of 1,100 square feet, more or less, the specific details concerning all of which are to be found on that certain exhibit map entitled SR 538, Logan Creek – Fish Passage, Temporary Easement (TE) – Parcel 1-24922, now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval June 12, 2020.

Grantor's Initials

