

After Recording Please Return To:

Attn: Town Planner
Town of La Conner
Post Office Box 400, 2nd and Douglas
La Conner, Washington 98257
(360) 466-3125

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Bridget Ibarra
DATE 12/09/2020

ACCOMMODATION RECORDING

CHICAGO TITLE

620045087-M

Document Title(s): Ingress, Egress and utility Easement**Reference Number(s) of Documents Assigned or Released:** _____**Grantor(s):** Snapdragon Hill, LLC**Grantee(s):** Town of La Conner**Legal Description (abbreviated):** Portion of the SW ¼ of the SE ¼ of Section 36, Township 34 N, Range 2 E**For full property legal description see attached exhibit A****Assessor's Property Tax Parcel / Account Number:** P74323**EASEMENT AGREEMENT**

THIS AGREEMENT is made this 4th day of December, 2020, by and between the TOWN OF LA CONNER, a municipal corporation of Skagit County, Washington, hereinafter termed "Grantee" and Snapdragon Hill, LLC, a Washington Limited Liability company, hereinafter termed "Grantor".

WITNESSETH:

That the said Grantor, for valuable consideration, does by these presents grant unto the Grantee a perpetual right-of-way or easement for a utility corridor with the necessary appurtenances through, over, and across the following described property situated in Skagit County, Washington, more particularly described as follows:

See attached Exhibit B

A sketch showing this easement and its location accompanies this description and by reference thereto is made a part hereof.

See attached Exhibit C

That said 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 said property for the purpose of constructing, repairing, altering, or reconstructing said utilities, or making any connections therewith, without incurring any legal obligation or liability therefor; provided that such constructing, repairing, altering, or reconstructing of said utilities shall be accomplished in such a manner that the private improvements existing in this right-of-way shall not be disturbed or

destroyed, or, in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

The Grantor shall retain the right to use the surface of said easement, so long as said use does not interfere with the installation and maintenance of the utility main and so long as no permanent buildings 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.

GRANTOR:

CORPORATE SEAL:

By:

By:

By:

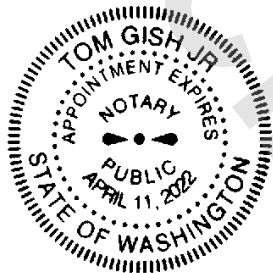
ATTEST:

By:

Title:

STATE OF WASHINGTON)
)SS
 COUNTY OF SKAGIT)

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 4th day of December, 20 20, personally appeared before me, C.J. Ehart to me known to be the member/manager of Snapdragon Hill, LLC, who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the Corporate Seal of said Corporation.



T. M. J.
 Notary Public in and for the State of
 Washington, residing at Everett, WA

Appointment expires 4-11-2022

EXHIBIT A

EXISTING LEGAL DESCRIPTION

PARCEL NO. P74323

LOTS 3, 4, 5 AND 8, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

EXHIBIT B**EASEMENT LEGAL DESCRIPTION**

A STRIP OF LAND, 26.00 FEET IN WIDTH, OVER A PORTION OF LOTS 3, 4, 5 AND 8, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID STRIP BEING 13.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 12°51'30" WEST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 13.50 FEET;
THENCE SOUTH 77°08'30" EAST 39.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 64.50 FEET;
THENCE EASTERLY 5.04 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°28'31" TO THE EASTERLY RIGHT OF WAY LINE OF HIGH STREET AND THE BEGINNING OF SAID CENTERLINE;
THENCE CONTINUE EASTERLY ALONG SAID 64.50 FOOT RADIAL CURVE TO THE LEFT FOR A DISTANCE OF 8.12 FEET THROUGH A CENTRAL ANGLE OF 7°12'52";
THENCE SOUTH 88°49'54" EAST 13.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 64.50 FEET;
THENCE EASTERLY 13.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°41'23";
THENCE SOUTH 77°08'30" EAST 71.09 FEET TO THE WEST LINE OF LOT 6 OF SAID BLOCK 12 AND THE TERMINUS OF SAID CENTERLINE.

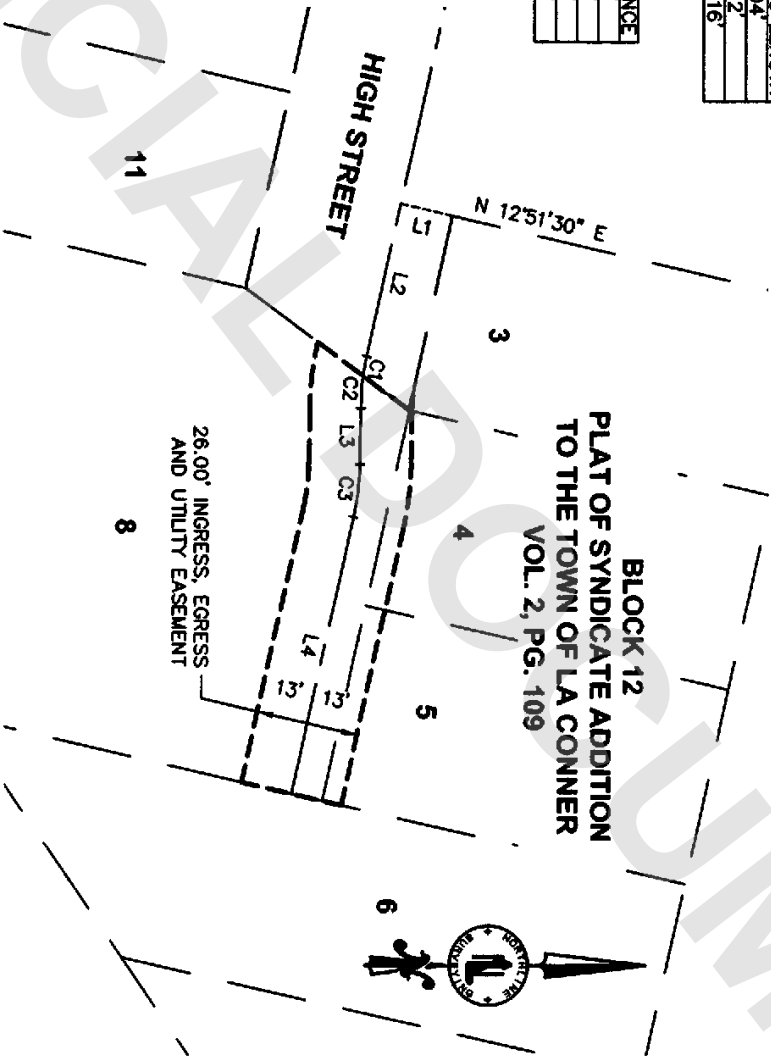
THE SIDELINES OF THE ABOVE DESCRIBED STIP OF LAND SHALL BE LENGTHENED OR SHORTENED, AS REQUIRED TO INTERSECT WITH THE WEST LINE OF SAID LOT 6 AND THE EASTERLY AND NORTHERLY RIGHT OF WAY LINES OF HIGH STREET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



CURVE RADIUS DELTA ANGLE ARC LENGTH			
C1	64.50'	428.31"	5.04'
C2	64.50'	712.62"	8.12'
C3	64.50'	1141.23"	13.16'

LINE	BEARING	DISTANCE
L1	N 12°51'30" E	13.50'
L2	N 77°08'30" W	59.12'
L3	N 88°49'54" W	13.94'
L4	N 77°08'30" W	71.09'



Northline
Surveying
2025 Riverside Drive, Suite D
Mount Vernon, WA 98273
P. (360)899-9598
SURVEYING AND CONSTRUCTION TECHNOLOGIES

MAP EXHIBIT "C"

DATE: 11/04/2020
DRAWN: AET
SCALE: 1" = 40'
JOB#: 20-55