



202012220203

12/22/2020 03:51 PM Pages: 1 of 3 Fees: \$105.50
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	<u>[Signature]</u>
DATE	<u>12-22-20</u>

PUD UTILITY EASEMENT

THIS AGREEMENT is made this 15th day of December, 2020, between **Kordra Investments LLC**, 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: P127096

A PORTION OF LOT 7 OF SKAGIT CROSSINGS BINDING SITE PLAN BURL BSP 1-07, AS APPROVED JANUARY 31, 2008 AND RECORDED FEBRUARY 1, 2008, UNDER AUDITOR'S FILE NO. 200802010073 RECORDS, SKAGIT COUNTY, WASHINGTON, ALSO BEING A PORTION OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST 20' OF THE EAST 34.5 FEET OF LOT 7 OF SAID SKAGIT CROSSINGS BINDING SITE PLAN AS MEASURED PERPENDICULAR TO THE EAST LINE OF SAID LOT 7.
EASEMENT AREA IS 15,538 SQ.FT. MORE OR LESS.
SITUATE IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT.

See Exhibit A – 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 15th day of December, 2020.


Kevin Korthuis
Governor


Darron Drake
Governor

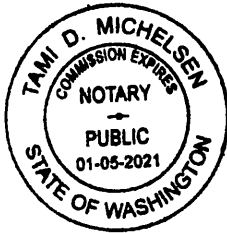
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **Kevin Korthuis** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Governor of Kordra Investments LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: 12-15-2020

I certify that I know or have satisfactory evidence that **Darron Drake** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Governor of Kordra Investments LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: 12-15-2020



(Signature) Tami D. Michelsen
Notary Public in and for the State of Washington
(Printed Name) Tami D. Michelsen
My appointment expires: 01-05-2021

EXHIBIT "A"