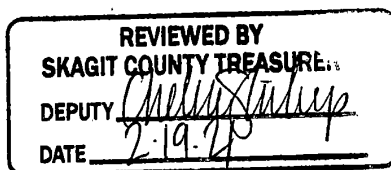




202103090002

03/09/2021 08:30 AM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Sedro Woolley, LLC
222 Grand Avenue, Suite C
Bellingham, WA 98225



EASEMENT FOR SEWER

Grantor (s): SEDRO WOOLLEY, LLC, a Washington limited liability company
Grantee (s): CITY OF SEDRO WOOLLEY, a Washington municipal corporation
Abbreviated Legal: Parcels E & G, Amended Gateway Binding Site Plan;
Ptn SW, SE, S23, T35N, R4E, W.M.
Additional Legal on page(s):
Assessor's Tax Parcel Nos.: P120420, 8044-000-005-0000; P120422, 8044-000-007-0000

THIS AGREEMENT is made and entered into this 28th day of January, 2021, by SEDRO WOOLLEY, LLC, a Washington limited liability company, (hereinafter "Grantor"), and THE CITY OF SEDRO WOOLLEY, a Washington municipal corporation, (hereinafter "Grantee").

WHEREAS, GRANTOR is the owner of the following described real property located in Skagit County, Washington:

See attached Exhibit "A";

Situate in the County of Skagit, State of Washington.

GRANT OF EASEMENT

NOW THEREFORE, THE UNDERSIGNED GRANTOR, SEDRO WOOLLEY, LLC, a Washington limited liability company, in consideration of mutual benefits and other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, conveys and quit claims to GRANTEE, THE CITY OF SEDRO WOOLLEY, a Washington municipal corporation, including any after acquired title, the following described easement:

DESCRIPTION OF EASEMENT

Easement for Sewer
Page - 1 -

A perpetual, non-exclusive easement over, under and across the easement area defined below for the purpose of installing, maintaining and replacing any and all improvements related to the provision of sanitary sewer to Grantor's property.

EASEMENT AREA

See attached Exhibit "B" for legal description of Easement Area;

See attached Exhibit "C" for illustrative depiction of Easement Area;

GENERAL PROVISIONS:

Grantor shall have no obligation to maintain the Easement Area or any improvements thereon.

The benefits, burdens, and covenants of the Easements granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantor's property, the Grantor and its respective heirs, successors and assigns, and all persons possessing any of said property by, through, or under the Grantor hereto, or their respective heirs, successors or assigns.

This Easement shall be construed and governed by the laws of the State of Washington.

This Easement may not be modified or amended except by written agreement signed and acknowledged by all parties.

GRANTOR
SEDRO WOOLLEY, LLC



By: ROBERT JANICKI, Its: Member and Manager

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ROBERT JANICKI 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 MANAGER and MEMBER of SEDRO WOOLLEY, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 1/23/21

(Signature)

NOTARY PUBLIC

CHELSEA JEPSON

Print Name of Notary

My appointment expires: 3/20/23

EXHIBIT "A"**PARENT PARCEL LEGAL DESCRIPTION**

PARCEL E, AMENDED GATEWAY BINDING SITE PLAN, RECORDED UNDER AUDITOR'S FILE

NO. _____, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

PARCEL G, AMENDED GATEWAY BINDING SITE PLAN, RECORDED UNDER AUDITOR'S FILE

NO. 202103090001, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

**JEPSON & ASSOCIATES**

222 GRAND AVE., SUITE C - BELLINGHAM, WA 98225
PHONE: (360) 733-5760
JOB NO. 16001 | NOVEMBER 16, 2020



EXHIBIT "B"**LEGAL DESCRIPTION OF SEWER EASEMENT**

A 20-FOOT WIDE SEWER EASEMENT, IN FAVOR OF THE CITY OF SEDRO-WOOLLEY, LYING OVER, UNDER AND ACROSS THAT PORTION OF PARCELS E AND G, "AMENDED GATEWAY BINDING SITE PLAN", RECORDED UNDER AUDITOR'S FILE NO. _____, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23;
 THENCE **NORTH 00°59'30" EAST**, ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION, **661.11 FEET**;
 THENCE **SOUTH 89°00'29" EAST**, **195.21 FEET**, TO THE SOUTHWEST CORNER OF SAID PARCEL E;
 THENCE CONTINUING **SOUTH 89°00'29" EAST**, ALONG THE SOUTH LINE OF SAID PARCEL,
65.30 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE **NORTH 00°41'18" EAST**, **255.97 FEET**, TO A LINE COMMON TO SAID PARCELS E AND G;
 THENCE CONTINUING **NORTH 00°41'18" EAST**, **47.09 FEET**;
 THENCE **NORTH 41°10'47" WEST**, **149.99 FEET**;
 THENCE **NORTH 00°52'08" EAST**, **109.37 FEET**;
 THENCE **SOUTH 89°07'52" EAST**, **20.00 FEET**;
 THENCE **SOUTH 00°52'08" WEST**, **101.68 FEET**;
 THENCE **SOUTH 41°10'47" EAST**, **141.87 FEET**;
 THENCE **SOUTH 88°18'28" EAST**, **73.79 FEET**;
 THENCE **NORTH 01°01'38" EAST**, **189.88 FEET**;
 THENCE **SOUTH 88°58'22" EAST**, **20.00 FEET**;
 THENCE **SOUTH 01°01'38" WEST**, **210.12 FEET**;
 THENCE **NORTH 88°18'28" WEST**, **88.27 FEET**;
 THENCE **SOUTH 00°41'18" WEST**, **40.78 FEET**, TO SAID LINE COMMON TO PARCELS E AND G;
 THENCE CONTINUING **SOUTH 00°41'18" WEST**, **255.96 FEET**, TO THE SOUTH LINE OF SAID PARCEL E;
 THENCE **NORTH 89°00'29" WEST**, ALONG SAID SOUTH LINE, **20.00 FEET**, TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT CONTAINING **16,834 SQUARE FEET**, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



JEPSON & ASSOCIATES

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