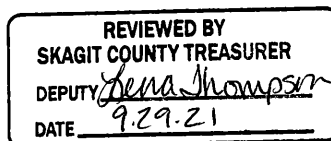




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09/29/2021 11:48 AM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

RETURN TO:
Public Utility District No. 1 of Skagit County
1415 Freeway Drive
Mount Vernon, WA 98273-1436



PUD UTILITY EASEMENT

THIS AGREEMENT is made this 23 day of Sept., 2021, between **CAMPBELL 1 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: P133765 , 18-35-05

on the easement described as follows: See Exhibit A – Easement Legal Description, Exhibit A-1 – Plan Sheet 7 of 12 Building Layout, and Exhibit B – 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 23 day of Sept, 2021.

Lance Campbell
Lance Campbell

Governor/member
Print Title

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **Lance Campbell** 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 **Campbell 1 LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: September 23, 2021



(Signature) Jennifer Covey
Notary Public in and for the State of Washington
(Printed Name) Jennifer Covey
My appointment expires: Dec. 11, 2021

Exhibit "A"
Utility Easement

An easement of variable widths for utility purposes and the maintenance thereof, over, under and across portions of that certain property conveyed to Campbell 1, LLC, a Washington Limited Liability Company, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 201806250222, records of Skagit County, Washington, said easement being in a portion of the East 1/2 of the Southwest 1/4 of Section 18, Township 35 North, Range 5 East, W.M., and also in a portion of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 35 North, Range 5 East, W.M., and being described as follows:

BEGINNING at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 (South 1/4 corner) of Section 18, Township 35 North, Range 5 East, W.M.;

thence North 88°35'14" West along the South line of said subdivision for a distance of 35.78 feet to the TRUE POINT OF BEGINNING;

thence North 07°08'03" West for a distance of 42.74 feet;

thence North 01°24'17" West for a distance of 39.39 feet, more or less, to an angle point on the West face of Building P, as constructed or to be constructed;

thence continuing North 01°24'17" West, along said West face of said Building P, as constructed or to be constructed, for a distance of 220.00 feet, more or less, to the Northwest corner of said Building P, as constructed or to be constructed;

thence North 01°24'46" East for a distance of 34.67 feet, more or less, to the North line of the property described on said Statutory Warranty deed recorded under Auditor's File No. 201806250220;

thence North 88°35'14" West along said North line for a distance of 82.30 feet;

thence South 01°24'46" West for a distance of 20.0 feet, more or less to the North face of Building N, as constructed or to be constructed;

thence South 88°35'14" East along said North line for a distance of 66.05 feet, more or less, to the Northeast corner of said Building N, as constructed or to be constructed;

thence South 01°24'46" West, along the East face of said Building N, as constructed or to be constructed, for a distance of 33.65 feet, more or less to the Southeast corner of said building N, as constructed or to be constructed;

thence North 88°35'14" West, along the South face of said Building N, as constructed or to be constructed, for a distance of 2.84 feet;

thence South 1°24'17" East for a distance of 140.97 feet;

thence South 88°35'43" West for a distance of 19.41 feet, more or less, to the East face of Building R, as constructed or to be constructed;

thence South 01°24'46" West, along the East face of said Building R, as constructed or to be constructed, for a distance of 0.25 feet, more or less, to the Southeast corner of said Building R, as constructed or to be constructed;

thence North 88°35'14" West, along the Southerly face of said Building R, as constructed or to be constructed, for a distance of 10.00 feet, more or less to an angle point in said Building R, as constructed or to be constructed;

thence South 1°24'46" West along the face of said Building R, as constructed or to be constructed, for a distance of 5.00 feet, more or less, to a Southeast corner of said Building R, as constructed or to be constructed;

thence continue South 1°24'46" West for a distance of 5.25 feet;

thence North 88°35'43" East for a distance of 29.91 feet;

thence South 1°24'17" East for a distance of 91.41 feet;

thence South 07°08'03" East for a distance of 20.51 feet, more or less, to a point 20.00 feet North of the South line of said Southwest 1/4 (as measured perpendicular to the South line);
thence North 88°35'14" West, parallel with said South line of the Southwest 1/4, for a distance of 597.55 feet, more or less, to the West line of that certain property described on said Statutory Warranty deed recorded under Auditor's File No. 201806250220, also being the East line of the Plat of Knowlton's First Addition, per plat recorded under Auditor's File No. 535315, records of Skagit County, Washington;
thence South 1°27'05" West, along said West line for a distance of 20.00 feet, more or less, to the South line of said Southwest 1/4;
thence South 88°35'14" East along said South line, also being the North line of said Northwest 1/4 of Section 19, for a distance of 115.00 feet;
thence South 01°24'46" West for a distance of 10.00 feet,
thence South 88°35'14" East, parallel with said North line of the NW 1/4 of Section 19, for a distance of 10.00 feet;
thence North 01°24'16" East for a distance of 10.00 feet, more or less, to the north line of said Northwest 1/4 of Section 19, at a point bearing North 88°35'14" West from the TRUE POINT OF BEGINNING;
thence South 88°35'14" East along said North line, also being the South line of Said Southwest 1/4 of Section 18, for a distance of 495.79 feet, more or less to the TRUE POINT OF BEGINNING.

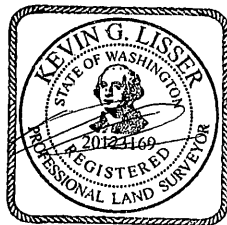
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 20,242 sq ft, 0.5 acres

Building references in this easement description are based on that certain waterline plan shown on Revised Sheet 7 of 12 dated March 25, 2021 prepared by Ravnik & Associates, Inc. and approved by Skagit PUD No. 1 on February 22, 2021, a reduction set is attached as Exhibit A-1. The fire hydrant, located in Section 19, is based on field measurements, said hydrant was not constructed per plan location.

This easement was prepared prior to completion of building construction.



9-22-22

Exhibit "A-1"

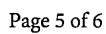


EXHIBIT B

