



202111040115

11/04/2021 01:49 PM Pages: 1 of 7 Fees: \$209.50  
Skagit County Auditor

**AFTER RECORDING RETURN TO:**

PORT OF SKAGIT COUNTY  
15400 AIRPORT DRIVE  
BURLINGTON, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 04 2021

Amount Paid \$  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**DEDICATION OF EASEMENT  
FOR INGRESS, EGRESS, AND UTILITIES**

Reference number of documents assigned or released: N/A

Grantor: PORT OF SKAGIT COUNTY, a Washington port district

Grantee: PORT OF SKAGIT COUNTY, a Washington port district

Partial Legal Description: (full legal attached) Ptn. Skagit Regional Airport BSP, Phase II, Div. 2,  
AF#200406280198, Lot 15 and Lot 17

Encumbered Parcel Number(s): P121745, P121743

Benefitted Parcel Number(s): P121745, P121743

THIS DEDICATION OF EASEMENT is made and entered into this 2<sup>nd</sup> day of November, 2021, as "Grantor" and "Grantee" by the **PORT OF SKAGIT COUNTY**, a Washington public port district and municipal corporation").

**RECITALS**

A. Grantor/Grantee is the owner of real property legally described in **Exhibit A-1**, the "Encumbered Parcels" encumbered by the easement dedicated herein attached hereto and incorporated herein by this reference.

B. Grantee is also the owner of real property legally described in **Exhibit A-1**, which includes all the "Benefitted Parcels," benefitting from the easement dedicated herein and attached hereto and incorporated herein by this reference.

C. Grantor has determined that it is in its best interest to dedicate a non-exclusive perpetual easement for ingress, egress, and utilities over, under, and across a strip of legally described in **Exhibit A-2** attached hereto and incorporated herein by this reference.

**NOW, THEREFORE**, the Grantor hereby dedicates the following non-exclusive easement:

1. Dedication of Easement. Grantor hereby dedicates and grants to Grantee, without warranty, a non-exclusive, perpetual easement for ingress, egress, and utilities, over, under, and across a portion of Lots 15 and 17, and former Lot 16, of Skagit Regional Airport Binding Site Plan, Phase II, Division 2 Auditor's File No. 200406280198 (the "Easement Area") and being more particularly described in **Exhibit A-2** attached hereto and incorporated herein by this reference

2. Intent of Easement. The intent of this easement is to provide airfield access from the northwesterly edge of Crosswinds Drive and to provide a utility corridor.

3. Use of Easement. The Grantor/Grantee and any tenant of the Grantor/Grantee, including employees, agents and invitees thereof, may use the easement in a reasonable manner that does not interfere with the use of the easement area by any tenant of either the Benefitted Parcels or the Encumbered Parcels. Grantor/Grantee shall have exclusive authority to approve the placement, or to place, improvements in the easement area consistent with the terms hereof.

4. Site Map. A map showing the Easement Area is attached hereto as **Exhibit A-3** and incorporated herein by this reference.

5. Non-Waiver of Breach. The failure of Grantor to insist upon strict performance of any of the covenants or agreements of this easement in one or more instances shall not be construed to be a waiver or relinquishment of any such covenant or agreement, but the same shall be and remain in full force and effect during the term of this easement.

6. Easement Runs with Land. The benefits, burdens, and covenants of the easement granted herein shall be deemed to be appurtenant to and run with the land and shall bind the Grantor's/Grantee's Property, the Grantor/Grantee, and all entities and persons possessing the properties subject.

7. Applicable Law. This Agreement shall be construed according to the laws of the State of Washington.

IN WITNESS WHEREOF, the Grantor/Grantee has executed this Easement on the day, month and year first written above.

**GRANTOR/GRANTEE**

PORT OF SKAGIT COUNTY,  
a Washington municipal corporation

  
Sara K. Young, Executive Director

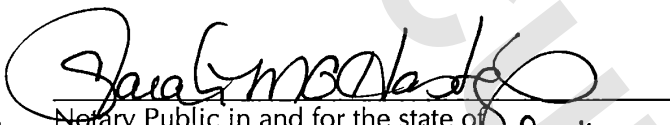
Date: 11/02/2022

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 2<sup>nd</sup> day of November 2021 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Sara K. Young, to me known to be the Executive Director of the Port of Skagit County, the municipal corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument,

Witness my hand and official seal hereto affixed the say and year first above written.



  
Notary Public in and for the state of  
Washington, residing at Sedro Woolley  
My commission expires: 9-09-2022  
Printed Name: Sarah MG Hastings

EASEMENT

## EXHIBIT "A-1"

LEGAL DESCRIPTION  
For  
PORT OF SKAGIT COUNTY

## LOT 17 AND LOT 15

**LOT 17 - P121745**

ALL OF LOT 17 AND FORMER LOT 16, "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE II, DIVISION 2," AS PER BINDING SITE PLAN WITH FINAL APPROVAL AND RECORDED JUNE 28, 2004 UNDER AUDITOR'S FILE No. 200406280198, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 17; THENCE NORTH 57°38'02" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 17, EXTENDED, A DISTANCE OF 403.92 FEET; THENCE SOUTH 32°21'58" EAST, 281.53 FEET TO THE SOUTH LINE OF SAID LOT 15; THENCE SOUTH 57°37'15" WEST, ALONG SAID SOUTHERLY LINE, EXTENDED, 403.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 32°21'58" WEST, ALONG THE WESTERLY LINE OF SAID LOT 17, A DISTANCE OF 281.62 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 113,735 ± SQUARE FEET,

SITUATED IN SKAGIT COUNTY, WASHINGTON

**LOT 15 – P121743**

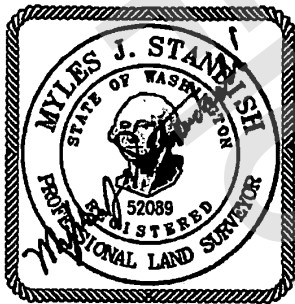
THAT PORTION OF LOT 15, "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE II, DIVISION 2," AS PER BINDING SITE PLAN WITH FINAL APPROVAL AND RECORDED JUNE 28, 2004 UNDER AUDITOR'S FILE No. 200406280198, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 32°21'58" EAST, ALONG THE EASTERLY LINE OF SAID LOT 15, A DISTANCE OF 281.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 57°37'15" WEST, ALONG SAID SOUTHERLY LINE OF SAID LOT 15 A DISTANCE OF 196.08 FEET; THENCE NORTH 32°21'58" EAST, PARALLEL TO THE EASTERLY LINE OF SAID LOT 15, A

DISTANCE OF 281.53 FEET TO THE NORTH LINE OF SAID LOT 15; THENCE NORTH 57°38'02" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 15, A DISTANCE OF 196.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 15 AND THE TRUE POINT OF BEGINNING.

CONTAINING 55,199 ± SQUARE FEET.

SITUATED IN SKAGIT COUNTY, WASHINGTON



6-28-2021

## EXHIBIT "A-2"

LEGAL DESCRIPTION  
For  
PORT OF SKAGIT COUNTY

## "NEW" INGRESS, EGRESS AND UTILITY LANE EASEMENT

## LOT 17 - P121745 AND LOT 15 - P121743

A PORTION OF LOT 17, FORMER LOT 16, AND LOT 15, "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE II, DIVISION 2," AS PER BINDING SITE PLAN WITH FINAL APPROVAL AND RECORDED JUNE 28, 2004 UNDER AUDITOR'S FILE No. 200406280198, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS SAID LOTS ARE DESCRIBED AS "AFTER" IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT DEED DATED November 2, 2021 AND RECORDED UNDER AUDITOR'S FILE No. 202111040114, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING A 24 FOOT WIDE EASEMENT 17.00 FEET WESTERLY AND 7.00 FEET EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 57°38'02" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 15, A DISTANCE OF 196.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 15 OF SAID BOUNDARY LINE ADJUSTMENT AND THE BEGINNING OF THE LINE; THENCE SOUTH 32°21'58" EAST 281.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15 OF SAID BOUNDARY LINE ADJUSTMENT AND THE TERMINUS OF THIS LINE DESCRIPTION; SIDELINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO INTERSECT AND END AT THE NORTHERLY AND SOUTHERLY PROPERTY LINES OF SAID LOTS 17 AND 15 OF SAID BOUNDARY LINE ADJUSTMENT.

CONTAINING 6,756 ± SQUARE FEET,

SITUATED IN SKAGIT COUNTY, WASHINGTON.

6-28-2021

