

Document Title:

Manning Revocable Trust Fiber Easement

Reference Number :

Grantor(s):

additional grantor names on page ___.

1. Geraldine A Manning Revocable Trust, Geraldine A Manning Trustee
- 2.

Grantee(s):

additional grantee names on page___.

1. City of Anacortes
- 2.

Abbreviated legal description:

full legal on page(s) 4.

LT 3, CITY OF ANACORTES SHORT PLAT FOR TODD KIRKPATRICK

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___.

P123000 / 3858-000-065-0400

WHEN RECORDED RETURN TO:

City of Anacortes Legal Department
P.O. Box 547
Anacortes, WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 02/04/2022

DOCUMENT TITLE: UTILITY EASEMENT for the purposes of fiber infrastructure
GRANTOR(S): Geraldine A. Manning Revocable Trust, Geraldine A. Manning Trustee
GRANTEE(S): City of Anacortes, a Washington municipal corporation.
ASSESSOR PARCEL / TAX ID NUMBER: P123000 / 3858-000-065-0400

UTILITY EASEMENT

THIS EASEMENT is made by and between Geraldine A. Manning Revocable Trust by Geraldine A. Manning in her capacity as Trustee (Grantor), and the City of Anacortes, a Washington municipal corporation (Grantee), for good and valuable consideration, including access to fiber infrastructure, the receipt and sufficiency of which hereby are acknowledged, for the construction, maintenance, inspection, and repair of fiber infrastructure and appurtenances, over, under, and across that certain real property described on Exhibit A (the Property) together with all after acquired title of Grantor therein, and as described in Exhibit B (the Easement), subject to the terms and provisions set forth below. The effective date of this Easement shall be the date this Easement has been signed by the Grantor.

The Permanent Easement described on Exhibit B, shall be to construct, or cause to construct, maintain, replace, reconstruct, and remove fiber optic, and telecommunication facilities, with all appurtenances incident thereto or necessary therewith, in, under and across the said premises, and to cut and remove and other obstructions which may endanger the safety or interfere with the use of said fiber optic, and telecommunication facilities, or appurtenances attached or connected therewith; and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted.

This easement and each of the terms, provisions, conditions and covenants herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Any covenant granted herein shall be a covenant running with the land.

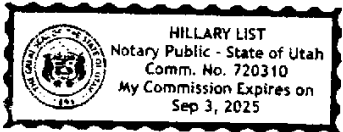
Dated this 28 day of January, 2022.

By: Geraldine A. Manning
Geraldine A. Manning, Trustee

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

On this 28 day of January, 2022, before, the undersigned, a Notary Public in and for the State of UTAH, duly commissioned and sworn, personally appeared Geraldine A. Manning Trustee, to me known to be the individual(s) described in with the authority to bind the Geraldine A. Manning Revocable Trust and who executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto given my hand and official seal this 28 day of January, 2022.



Hillary List
Notary Public in and for the State of UTAH
Residing at 2200 Park Ave Park City 84060
My appointment expires SEP 3, 2025

EXHIBIT A

Legal Description of Parcel P123000

Lot 3, City of Anacortes Short Plat for Todd Kirkpatrick, approved May 16, 2005 and recorded May 20, 2005, under Auditor's File No. 200505200118, records of Skagit County, Washington; being a portion of Tract 65, and the North half of Tract 64, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", according to the Plat thereof recorded in Volume 5 of Plats, Page 4, records of Skagit County, Washington.

EXHIBIT B
Legal Description of Easement Area

A tract of land located within City of Anacortes Short Plat ANA 04-003, as recorded under Auditors File Number 200505200118, records of Skagit County Washington, more particularly described as follows:

That portion of the tract of land identified as ACCESS AND UNDERGROUND UTILITIES EASEMENT GRANTED TO LOTS 1-4, located within Lot 3 as shown on said Short Plat.