

After Recording Return To:
Montreaux Inc.
PO BOX 2231
Everett WA 98213

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 05/13/2022

UTILITY EASEMENT AGREEMENT

CHICAGO TITLE INSURANCE COMPANY HAS PLACED
THIS DOCUMENT OF RECORD AS A CUSTOMER
COURTESY AND ACCEPTS NO LIABILITY FOR THE
ACCURACY OR VALIDITY OF THE DOCUMENT.
500134710

For and in consideration of the mutual benefits derived herein, the following grantors; Montreaux Inc., a Washington Corporation as owner of the property herein described as Lot 9, Montreaux Phase 2, according to the plat thereof recorded under Auditor's file number 201904050014 records of Skagit County Washington, and Montreaux Phase 2 Home Owner's Association, a Washington corporation as owner of the property described as Tract 931, Montreaux Phase 2, according to the plat thereof recorded under Auditor's file number 201904050014, records of Skagit County Washington, also described on the herein attached exhibit "A", do hereby convey and quit claim unto Montreaux Inc. a Washington Corporation, as owner of property herein described as Tract 302, Eaglemont Phase 1C, according to the plat thereof as recorded under Auditor's file number 200002010036, records of Skagit County Washington, a perpetual non-exclusive 20' easement over, across, along, in, upon and under the said easement as described on the herein attached exhibit "B", for the purpose of installing, constructing, operating, maintaining, removing, repairing, and replacing private and or public utilities and appurtenances thereto, together with the right of ingress to and egress from said property for the foregoing purposes.

The easement contained herein shall be construed as a covenant running with and binding the properties described herein and for the benefit of the following described land:

TAX ID'S: P134625; P134671; P115371 (IOP)

Said grantor, its successors and or assigns hereby agree to execute any and all documentation in the future that maybe required by the various utilities in order to facilitate the intended uses and purposes granted by said easement agreement herein.

The doctrine of merger shall not be applicable in the creation of or relinquishment of said easement conveyed herein.

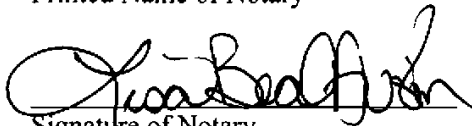
In Witness Whereof, this easement is executed this 12 day of May, 2022.


Montreaux Inc. By H. Lee Johnson its President

STATE OF Washington
COUNTY OF Snohomish

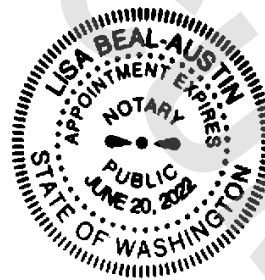
On this 12 day of May, 2022, before me, the undersigned, a notary public In and for the State of Washington, duly commissioned and sworn, personally appeared H. Lee Johnson on behalf of Montreaux Inc. as the person known to me or proved to me upon satisfactory evidence, to be the persons who executed the within instrument as the President and Acknowledged that he/she signed and sealed the same as his/her free and voluntary act for and Deed, for the purposes herein mentioned for said Easement.

Lisa Beal Austin
Printed Name of Notary



Signature of Notary

Residing at Snohomish, WA

My commission expires 6/20/22



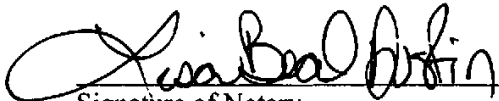
In Witness Whereof, this easement is executed this 12 day of May, 2022.


Montreaux Phase 2 HOA by H. Lee Johnson its President

STATE OF Washington
COUNTY OF Snohomish

On this 12 day of May, 2022, before me, the undersigned, a notary public
In and for the State of Washington, duly commissioned and sworn, personally appeared
H. Lee Johnson on behalf of Montreaux Phase 2 HOA as the
person known to me or proved to me upon satisfactory evidence, to
be the persons who executed the within instrument as the President and
Acknowledged that he/she signed and sealed the same as his/her free and voluntary act
for and Deed, for the purposes herein mentioned for said easement.

Lisa Beal Austin
Printed Name of Notary


Signature of Notary

Residing at Snohomish, WA

My commission expires 6/20/22



EXHIBIT A

ORIGINAL LEGAL DESCRIPTIONS

SKAGIT COUNTY TAX PARCEL P134625

LOT 9, MONTREUX PHASE 2 PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF
RECORDED UNDER AUDITOR'S FILE NO. 201904050014, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY TAX PARCEL P134671

TRACT 931, MONTREUX PHASE 2 PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF
RECORDED UNDER AUDITOR'S FILE NO. 201904050014, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT B

UTILITY EASEMENT

AFFECTING SKAGIT COUNTY TAX PARCEL P134625

A 20-FOOT UTILITY EASEMENT OVER, UNDER, AND ACROSS A PORTION OF LOT 9, MONTREAUX PHASE 2 PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201904050014, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERPENDICULAR

THE EAST 20.00 FEET OF SAID LOT 9, MEASURED PERPENDICULAR TO THE EAST BOUNDARY THEREOF;

CONTAINS 1,129 SQUARE FEET MORE OR LESS;

SITUATE IS SKAGIT COUNTY, WASHINGTON.

EXHIBIT C

UTILITY EASEMENT

AFFECTING SKAGIT COUNTY TAX PARCEL P134671

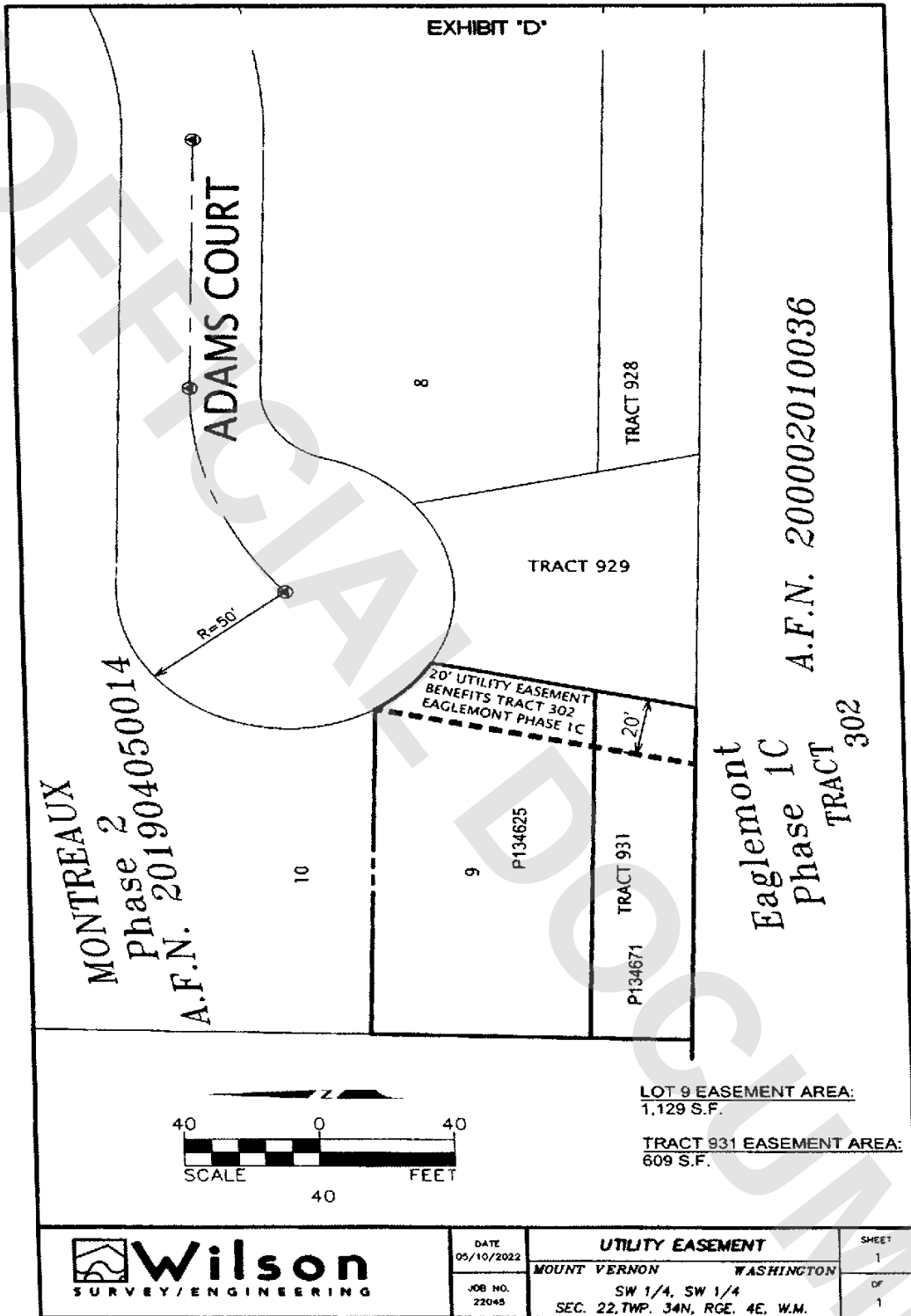
A 20-FOOT UTILITY EASEMENT OVER, UNDER, AND ACROSS A PORTION OF TRACT 931, MONTREUX PHASE 2 PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201904050014, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERPENDICULAR

THE EAST 20.00 FEET OF SAID TRACT 931, MEASURED ~~PERPENDICULAR~~ TO THE EAST BOUNDARY THEREOF;

CONTAINS 609 SQUARE FEET MORE OR LESS;

SITUATE IS SKAGIT COUNTY, WASHINGTON.



Wilson
 SURVEY/ENGINEERING

DATE
 05/10/2022

JOB NO.
 22045

UTILITY EASEMENT

MOUNT VERNON WASHINGTON

SW 1/4, SW 1/4
 SEC. 22, TWP. 34N, RGE. 4E, W.M.

SHEET
 1

OF
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