

WHEN RECORDED RETURN TO:

City of Anacortes Legal Department
PO Box 547
Anacortes, WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 06/02/2022

DOCUMENT TITLE:	UTILITY EASEMENT for the purposes of fiber infrastructure
GRANTOR(S):	Arthur and Diane Learmonth Trust, Arthur B Learmonth, Jr. and Diane S Learmonth, Trustees
GRANTEE(S):	City of Anacortes, a Washington municipal corporation.
ABBREVIATED LEGAL:	LOT 7, Leeward Landing PUD, AF No. 201605120028.
ASSESSOR PARCEL / TAX ID NUMBER:	P133203 / 6036-000-007-0000

UTILITY EASEMENT

THIS EASEMENT is made by and between the Arthur and Diane Learmonth Trust dated December 10, 2014, by Arthur B Learmonth, Jr. and Diane S Learmonth in their capacity as Trustees (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 the Parcel identified above, as described in Exhibit A (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 A, 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 31st day of May, 2022.

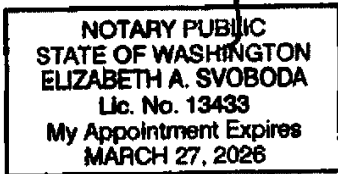
By: Arthur B Learmonth, Jr. Trustee
Arthur B Learmonth, Jr., Trustee

By: Diane S Learmonth, Trustee
Diane S Learmonth, Trustee

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 31st day of May, 2022, before, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Arthur Learmonth and Diane Learmonth to me known to be the individual(s) described in with the authority to bind the Arthur and Diane Learmonth 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 31st day of May, 2022.



Elizabeth A. SvoBoda
Notary Public in and for the State of WA
Residing at Anacortes
My appointment expires 3/27/26

EXHIBIT A

Legal Description of Easement Area

A tract of land located in Section 23, Township 35 North, Range 1 East W.M. more particularly described as follows:

The 44-foot-wide PRIVATE ACCESS AND UTILITY EASMENT labelled as LEEWARD LANE, as shown on the LEEWARD LANDING PUD as filed under Auditor's file number 201605120028, records of Skagit County Washington.