

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P O Box 47338
Olympia WA 98504-7338

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 09/12/2022

Document Title: Temporary Easement

Reference Number of Related Document: N/A

Grantor: John P. Anderson Grantee: State of Washington, Department of Transportation

Legal Description: Ptn of the SW¼ of SE¼ of Section 17, T33N, R4E, W.M. Skagit County

Additional Legal Description is on Pages 4 and 5 of Document

Assessor's Tax Parcel Number: Ptn 33041700030005 (P16711)

TEMPORARY EASEMENT

GNW19-2990

State Route 534, Conway Jct. Interchange Vic. to Bulson Rd. Vic.

The Grantor, JOHN P. ANDERSON, an unmarried man as his separate property, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, conveys and grants unto the **State of Washington, acting by and through its Department of Transportation**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of placing personnel, machinery and equipment on said lands and providing a work area to perform all work necessary for the construction of a new fish passable culvert, appurtenances, and habitat enhancements including, but not limited to, possible modifications to the course and profile of the waterway, placement of large woody debris and other such enhancements ("Construction"), as well as post-construction establishment of native type vegetation including, but not limited to, planting, seeding, inspecting, monitoring, watering and weed control, together with rights of ongoing ingress and egress to accomplish said purposes ("Plant Establishment").

Said lands being situated in Skagit County, State of Washington, as described in Exhibit A, attached hereto and made a part hereof.

TEMPORARY EASEMENT

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on March 31, 2027 ("Termination"). Construction will be completed on or before March 31, 2024, followed by a three (3) year Plant Establishment period ending on or before Termination. Grantee shall provide Grantor written notice no less than thirty (30) days in advance of commencement of Construction.

The State shall, upon completion of construction of said project described herein, remove all debris and restore the surface of the property as nearly as possible to the condition immediately prior to the State's entry thereon, excepting any modifications or improvements made as part of the construction project.

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Dated August 15th, 2022
JOHN P. ANDERSON



Accepted and Approved
STATE OF WASHINGTON
Department of Transportation

By: _____
Synthia Armstrong, Northwest Region
Real Estate Services Manager,
Authorized Agent

Date: _____

TEMPORARY EASEMENT

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on March 31, 2027 ("Termination"). Construction will be completed on or before March 31, 2024, followed by a three (3) year Plant Establishment period ending on or before Termination. Grantee shall provide Grantor written notice no less than thirty (30) days in advance of commencement of Construction.

The State shall, upon completion of construction of said project described herein, remove all debris and restore the surface of the property as nearly as possible to the condition immediately prior to the State's entry thereon, excepting any modifications or improvements made as part of the construction project.

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Dated August 15th, 2022
JOHN P. ANDERSON



Accepted and Approved
STATE OF WASHINGTON
Department of Transportation

By: Synthia Armstrong
Synthia Armstrong: Aug 24, 2022 07:55 PDT
Synthia Armstrong, Northwest Region
Real Estate Services Manager,
Authorized Agent

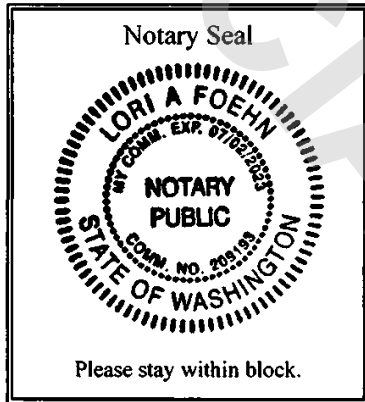
Date: Aug 24, 2022

TEMPORARY EASEMENT

STATE OF WASHINGTON)
 : §
 County of Skagit)

On this day personally appeared before me JOHN P. ANDERSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of Aug, 2022.



Lori A. Foehn
 Notary (print name) LORIA FOEHN
 Notary Public in and for the State of Washington,
 residing at Shoreline
 My commission expires 7/2/2023

TEMPORARY EASEMENT**EXHIBIT A**

All that portion of the hereinafter described PARCEL "A" lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 26+83± on the SR 534 line survey of SR 534, Conway Jct. Interchange Vic. to Bulson Rd. Vic. and 30 feet northerly therefrom, said point being the southwest corner of said PARCEL "A"; thence northerly along the westerly line of said PARCEL "A" to a point opposite said HES and 53.61 feet northerly therefrom, said point being the southernmost northwest corner of said PARCEL "A"; thence northeasterly to a point opposite HES 26+88.80 on said line survey and 60 feet northerly therefrom; thence easterly parallel with said line survey to a point opposite HES 29+00 thereon; thence southerly to a point opposite said HES and 30 feet northerly therefrom; thence westerly parallel with said line survey to a point opposite HES 28+00 thereon; thence continuing westerly parallel with said line survey, to the point of beginning.

PARCEL "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of said Southeast 1/4 of Section 17;
thence North 0°32' West along the West line of said Southeast 1/4 30.00 feet to a point on the North line of the County Road which is the TRUE POINT OF BEGINNING;
thence North 0°32' West along the West line of the Southeast 1/4 23.61 feet; thence North 42°08' East 482.22 feet;
thence East parallel with the South line of the Southeast 1/4 513.24 feet;
thence South 0°32' East parallel with the West line of the Southeast 1/4 391.00 feet to a point on the North line of the County Road;
thence West parallel with and 20.00 feet North of the South line of said Southeast 1/4 along the North line of the County Road 723.50 feet to a point which is 2,800 feet East of the Southwest corner of Section 17; thence North 0°32' West 10.00 feet; thence West parallel with and 30.00 feet North of the South line of the Southeast 1/4 of Section 17 along the North line of the County Road 116.50 feet to the TRUE POINT OF BEGINNING.
TOGETHER WITH that portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 33 North, Range 4 East, W.M. described as follows:

TEMPORARY EASEMENT**EXHIBIT A**
(continued)

BEGINNING at the Southwest corner of the above-described subdivision (South 1/4 corner);
thence South 87° 03' 04" East along the South line of said subdivision for a distance of 840.07 feet, more or less to an intersection the Southerly projection of the East line of that certain parcel conveyed to Mary Canby Anderson by Quit Claim deed recorded under Skagit County Auditor's File Number 201309120057;
thence North 0° 25' 49" East along said East line for a distance of 20.00 feet to the Southeast corner of said Mary Canby Anderson parcel, also being on the Northerly right-of-way margin of State Route 534; thence continue North 0° 25' 49" East along said East line for a distance of 60.00 feet to the TRUE POINT OF BEGINNING;
thence continue North 0° 25' 49" East along said East line for a distance of 331.15 feet, more or less, to the Northeast corner of said parcel;
thence North 87° 03' 04" West along the North line of said Mary Canby Anderson parcel for a distance of 513.24 feet, more or less, to the Northwest corner thereof;
thence continue North 87° 03' 04" West for a distance of 18.86 feet, more or less, to the Easterly margin of that certain 30 foot wide dike right-of-way conveyed to Diking District No. 3 by Skagit County Superior Court Cause No. 2982; thence along said Easterly margin North 48° 57' 29" East for a distance of 293.44 feet;
thence North 22° 57' 29" East for a distance of 80.54 feet; thence leaving said Easterly margin South 87° 03' 04" East for a distance of 383.90 feet;
thence South 0° 25' 49" West for a distance of 610.64 feet, more or less, to a point bearing South 87° 03' 04" East from the TRUE POINT OF BEGINNING;
thence North 87° 03' 04" West for a distance of 93.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The lands herein described contain an area of 6,489 square feet, more or less, the specific details concerning all of which are to be found on sheet 3 of that certain plan entitled SR 534, Conway Jct. Interchange Vic. to Bulson Rd. Vic., now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval October 20, 2020, revised April 22, 2022.

Grantor's Initials