

AFTER RECORDING MAIL TO:

Name Public Utility Dist. No. 1
Skagit County
Address 1415 Freeway Dr.
City/State Mount Vernon, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 06/22/2023

Document Title(s):

1. PUD Utility Easement

Reference Number(s) of Documents Assigned or released:

**FIRST AM
NCS-1009324**

Grantor(s):

1. Housing Authority of Skagit County
- 2.

[] Additional information on page of document

Grantee(s):

1. Public Utility District No. 1 of Skagit County, Washington
- 2.

[] Additional information on page of document

Abbreviated Legal Description:

SW NW of Sec. 15, Twp 34 N R 4 E., WM

Tax Parcel Number(s):

P24832

[X] Complete legal description is on page Exhibit A of document

**This document is recorded as a courtesy only.
First American Title Insurance Co. assumes no liability for
sufficiency, accuracy or validity.**

RETURN TO:
 Public Utility District No. 1 of Skagit County
 1415 Freeway Drive
 Mount Vernon, WA 98273-1436

PUD UTILITY EASEMENT

THIS AGREEMENT is made this 23rd day of May, 2023, between **HOUSING AUTHORITY OF SKAGIT COUNTY**, hereinafter referred to as "Grantor(s)", and **PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON**, a Municipal Corporation, hereinafter referred to as "District". Witnesseth:

WHEREAS, Grantor(s) are the owners of certain lands and premises situated in the County of Skagit, and

WHEREAS, the District wishes to acquire certain rights and privileges along, within, across, under, and upon the said lands and premises.

NOW, THEREFORE, Grantor(s), for and in consideration of mutual benefits and other valuable consideration, receipt of which is hereby acknowledged, conveys and grants to the District, its successors or assigns, the perpetual right, privilege, and authority to do all things necessary or proper in the construction and maintenance of water, sewer, electrical, and communication lines and/or other similar public service related facilities. This includes the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, change the size of, relocate, connect to and locate at any time pipe(s), line(s) or related facilities, along with necessary appurtenances for the transportation and control of water, sewer, electrical, and electronic information on facilities over, across, along, in and under the following described lands and premises in the County of Skagit, State of Washington, to wit:

Tax Parcel Number: P24832

The South 616 feet of the following described property:

The East ½ of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 15, Township 34 North, Range 4 East, W.M. Except that portion conveyed to the State of Washington, for Highway purposes, by deed dated May 29, 1986, and recorded under Auditor's File NO. 8610010020, Records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

on the easement described as follows (See Exhibit A – Easement Map):

A parcel of land in the Southwest ¼ of the Northwest ¼ of Section 15, Township 34 North, Range 4 East of the Willamette Meridian being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 15; Thence South 88°41'12" East along the East-West centerline of said Section, said line also being the Right-Of-Way Centerline of State Route 538 (College Way), for a distance of 1014.45 feet to the West line of the East half of the East half of the Southwest Quarter of the Northwest Quarter of said Section 15; Thence North 1°28'09" East 40.00 feet to the Northerly Right-Of-Way Margin of State Route 538 (College Way) and the True Point of Beginning; Thence Continuing North 1°28'09" East 30.00 feet; Thence South 88°31'51" East 38.14 feet; Thence North 1°28'09" East 105.89 feet; Thence North 22°47'03" East 46.17 feet; Thence South 88°31'51" East 28.00 feet; Thence South 1°28'09" West 15.00 feet; Thence North 88°31'51" West 17.75 feet; Thence South 22°47'03" West 33.10 feet; Thence South 1°28'09" West 132.92 feet to the Northerly Margin of State Route 538 (College Way); Thence North 88°41'12" West 53.14 feet to the True Point of Beginning.

Situated in the City of Mount Vernon, Skagit County, Washington

Grantor(s) authorizes the District the right of ingress and egress from said lands of the Grantor(s). The Grantor(s) also gives the District permission to cut, trim and/or remove all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor(s) in the described easement for the purposes of the activities listed above, as well as the right to cut, trim and/or remove vegetation which, in the opinion of the District, constitutes a menace or danger to said pipe(s), line(s) or related facilities, and/or to persons or property by reason of proximity to the line. The Grantor(s) agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor(s), their heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor(s) shall conduct their activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

The Grantor(s) also agree to and with the District and warrant that the Grantor(s) lawfully own the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances except as indicated in the above legal description, and that Grantor(s) will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Any mortgage on said land held by a mortgagee is hereby subordinated to the rights herein granted to the District; but in all other respects the mortgage shall remain unimpaired.

In Witness Whereof, the Grantor(s) hereunto sets his hand and seal this 23rd day of May, 2023.

[Signature]
Signature

Executive Director
Print Title
Melanie Corey
Print Name

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Melanie Corey is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Executive Director of Housing Authority of Skagit County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: 5/23/2023

[Signature]
Notary Public in and for the State of Washington
(Printed Name) Renee C Sinclair
My appointment expires: 5/1/2027

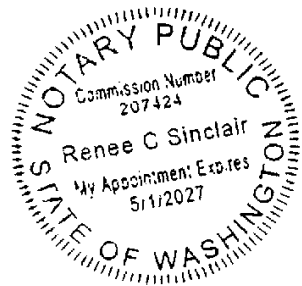


EXHIBIT "A"

(Not to Scale)

