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06/26/2023 02:42 PM Pages: 1 of 4 Fees \$205.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

REVIEWED BY
SKAGIT COUNTY TREASURER

DEPUTY Lena Thompson

DATE 6.26.23

Grant of Easement for Utilities

Grantor: Duane A. Melcher

Grantee: PUD #1

Legal Description: ptn Tract 2 S/P 45-76; ptn S $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ 12-34N-3EWM

Assessor's Property Tax Parcel or Account Nos.: P21661; P21647

Reference Nos of Documents Assigned or Released: N/A

THIS GRANT OF EASEMENT, is made this 26 day of JUNE, 2023, by Duane A. Melcher, an unmarried person, Grantor, and Public Utility District #1 of Skagit County, Grantee.

For and in consideration of an agreement between the parties, and for no monetary consideration, Grantor hereby grants and conveys to Grantee a non-exclusive easement for utility purposes over, across, under and through the property described and as set forth in the attached Exhibit A.


DUANE A. MELCHER

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Duane A. Melcher, 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 26 day of JUNE, 2023



Kevin Gordon Lissner
NOTARY PUBLIC in and for the State of Washington,
residing at MOUNT VERNON
My commission expires: 3-15-26
Name: KEVIN LISSNER

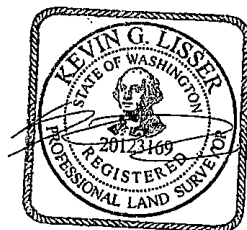
Exhibit "A"**Utility Easement**

A 15-foot wide utility easement and the maintenance thereof, over, under, and across portions of those certain parcels referenced as Exhibits "D" and "E" on that certain Quit Claim Deed (Boundary Line Adjustment) recorded under Skagit County Auditor's File No. 201711010009, being in a portion of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, said easement being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest 1/4 of said Section 12, Township 34 North, Range 3 East, W.M. (West 1/4 corner);
 thence South 0°24'25" West along the West line of said Southwest 1/4 for a distance of 666.22 feet;
 thence North 88°11'38" East for a distance of 30.02 feet, more or less, to the Easterly margin of Avon Allen Road also being the Southwest corner of said parcel described on Exhibit "D", Quit Claim Deed (Boundary Line Adjustment) recorded under Auditor's File No. 201711010009 and being the TRUE POINT OF BEGINNING;
 thence continuing North 88°11'38" East along the South line of said Exhibit "D" parcel for a distance of 200.15 feet to the Southeast corner of said Exhibit "D" parcel, also being the Southwest corner of said parcel described on Exhibit "E" of Quit Claim Deed (Boundary Line Adjustment) recorded under Auditor's File No. 201711010009;
 thence continuing North 88°11'38" East along the South line of said Exhibit "E" parcel for a distance of 115.85 feet;
 thence North 1°48'22" East for a distance of 15.00 feet;
 thence South 88°11'38" West, parallel with the South line of said Exhibit "D" parcel, for a distance of 115.27 feet, more or less, to a common line between said Exhibit "D" and "E" parcels;
 thence continuing South 88°11'38" West for a distance of 200.15 feet, more or less, to said Easterly margin of Avon Allen Road, also being the Westerly line of said parcel, Exhibit "D", at a point bearing North 0°24'25" East from the TRUE POINT OF BEGINNING;
 thence South 0°24'25" West, along said Easterly margin of Avon Allen Road for a distance of 15.01 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



6-16-23

EXHIBIT "B"

