



202403190043

03/19/2024 02:04 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20249940  
MAR 19 2024

Amount Paid \$ 571.08  
By KO Skagit Co. Treasurer Deputy

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 19<sup>th</sup> day of March, 2024, between SCF PROPERTIES I, LLC, a Washington Limited Liability Company, hereinafter referred to as "Grantor(s)", and PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, a Municipal Corporation, hereinafter referred to as "Skagit PUD". Witnesseth:

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

WHEREAS, Skagit PUD 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 Skagit PUD, 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:

LOT 3 OF BOUNDARY LINE ADJUSTMENT SURVEY LU 11-023, APPROVED FEBRUARY 3, 2012, AND RECORDED MAY 3, 2012 AS SKAGIT COUNTY AUDITOR'S FILE NO. 201205030014, BEING A PORTION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THE SOUTH 10 FEET OF THE FOLLOWING DESCRIBED TRACT:

THE NORTH 130 FEET OF THE WEST 190 FEET OF THAT PORTION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE NORTH LINE OF SAID SUBDIVISION WHICH IS 315 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 470 FEET; THENCE EAST TO A POINT WHICH IS 396 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING;

EXCEPT THE WEST 16 FEET FOR ROAD;

AND EXCEPT RIGHT-OF-WAY DRAINAGE DISTRICT NO. 17;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED MAY 31, 1956 UNDER AUDITOR'S FILE NO. 536757;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED OCTOBER 13, 1972 UNDER AUDITOR'S FILE NO. 775414.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

SKAGIT COUNTY TAX PARCEL NO. 340432-0-007-0316 (P29347)

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

**A 20 FEET WIDE WATERLINE EASEMENT FOR SKAGIT COUNTY PUD #1 OVER, UNDER AND ACROSS SKAGIT COUNTY ASSESSOR PARCEL NO. P29347, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. THENCE NORTH 89° 51' 22" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 718.78 FEET;  
 THENCE SOUTH 00° 08' 38" EAST A DISTANCE OF 8 FEET TO THE NORTH LINE OF LOT D OF SHORT PLAT NO 1-86 AS RECORDED UNDER AUDITOR'S FILE NUMBER 8603070013 RECORDS OF SKAGIT COUNTY, WA AND THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 00° 03' 21" EAST A DISTANCE OF 257 FEET;  
 THENCE SOUTH 89° 51' 22" WEST A DISTANCE OF 130 FEET;  
 THENCE NORTH 00° 08' 38" WEST A DISTANCE OF 20 FEET;  
 THENCE NORTH 89° 51' 22" EAST 109.95 FEET;  
 THENCE NORTH 00° 03' 21" WEST A DISTANCE OF 237 FEET TO THE NORTH LINE OF SAID LOT D;  
 THENCE NORTH 89° 51' 22" EAST A DISTANCE OF 20 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 7,340 SQUARE FEET, MORE OR LESS.**

Grantor(s) authorizes the District the right of ingress and egress from said lands of the Grantor(s). The Grantor(s) also gives Skagit PUD 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 Skagit PUD, 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 Skagit PUD.

Following the initial installation, repair or extension of its facilities, Skagit PUD shall, to the extent reasonably practicable, restore landscaping and surfaces and portions of the Property affected by the Skagit PUD's work to the condition existing immediately prior to such work. Skagit PUD shall use good faith efforts to perform its restoration obligations under this paragraph as soon as reasonably possible after the completion of the Skagit PUD's work.

Notwithstanding the foregoing, or any rights granted elsewhere herein, Grantor shall have the right to approve the location and design of any and all above-grade facilities and/or appurtenances constructed, operated, or maintained by Grantee, and in any way related to the easement rights granted herein.

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 Skagit PUD. 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 Skagit PUD's use of the easement.

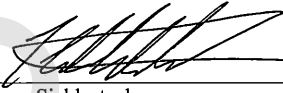
The Grantor(s) also agree to and with Skagit PUD and warrant that the Grantor(s) lawfully own the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances except as indicated in the above legal description, and that Grantor(s) will forever 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 Skagit PUD; but in all other respects the mortgage shall remain unimpaired.

In Witness Whereof, the Grantor(s) hereunto sets his hand and seal this 19th day of March, 2024.

GRANTOR:

SCF PROPERTIES I, LLC

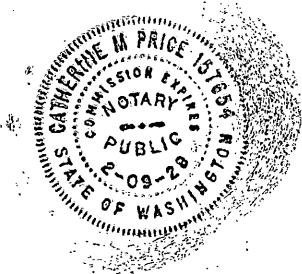
BY:   
Thomas Sicklesteel

ITS: 

STATE OF WASHINGTON )  
COUNTY OF Skagit ) ss

On this 19th day of March, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Thomas Sicklesteel, to me known to be the person who signed as the Managing Member, of SCF PROPERTIES I, LLC, a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed and the free and voluntary act and deed of SCF PROPERTIES I, LLC, for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute said instrument on behalf of said entity.

Witness my hand and official seal hereto affixed the day and year first above written.



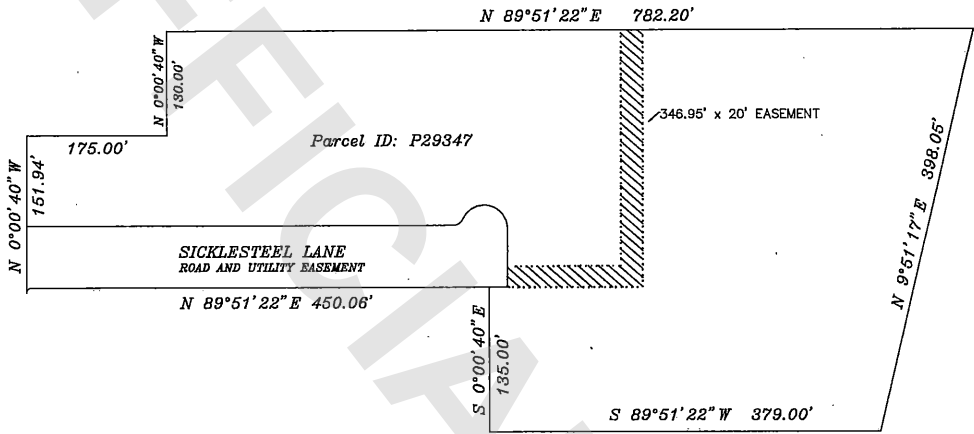
  
NOTARY PUBLIC in and for the State of Washington  
residing at Skagit County therein

My appointment expires 02/09/2028

Catherine M. Price

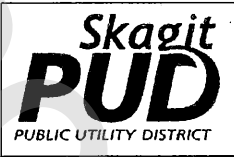
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EXHIBIT A  
DEPICTION OF EASEMENT AREA



LEGEND:

	CENTER LINE
	PARCEL LIMITS (PROPERTY LINE)
	EASEMENT



DATE:	01.04.2024	
DESIGNED BY:	K. LAFLEUR	
ATCO CONTACT:	360.853.6418 kateryna.buxton@atcotelecom.com	
SCALE:	N ↑ 1" = 140'	SIGNATURE: <i>Kateryna La Fleur</i>



PERMITS  
EASEMENT  
LAND SURVEY  
RIGHT OF WAY  
  
360.563.9000  
708 FIRST STREET  
SNOHOMISH, WA  
98290