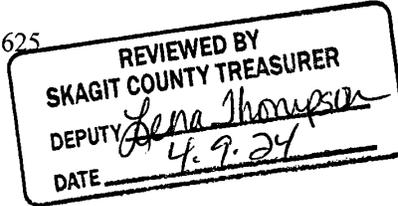


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04/09/2024 11:46 AM Pages: 1 of 5 Fees: \$307 50
Skagit County Auditor

After recording return document to:

SKAGIT COUNTY PUBLIC WORKS DEPARTMENT
Attn: County Engineer
1800 Continental Place
Mount Vernon, WA 98273-5625



SKAGIT COUNTY
Contract # C20240183
Page 1 of 5

Document Title: Temporary Easement
Reference Number of Related Document: N/A
Grantor(s): Singletrack Mind LLC
Grantee(s): Skagit County
Legal Description: Lot 1 of Short Plat No. PL17-0490, Recorded under AF#201801030035,
Ptn. Of Lot 3 of Section 1, Township 34N, Range 4E, W.M.
Additional Legal Description is on Page 4 of Document.
Assessor's Tax Parcel Number: P23346

TEMPORARY EASEMENT

Re: Francis Road Reconstruction Section 1

The Grantor(s), **Singletrack Mind LLC**, a Washington limited liability company, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto **Skagit County, a Political subdivision of the State of Washington 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 privilege and easement over, upon, and across the hereinafter described lands for the purpose of providing a work area for adjacent roadway and utility construction related activities and for re-constructing portions of the property to match the planned improvements.

Said lands being situated in Skagit County, State of Washington, and 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 December 31, 2024, hereinafter the "Term".

It is further agreed that this Temporary Easement may be extended by up to **One (1) year** at the Grantee's option. The rate associated with this extension shall be at the same rate as the original Temporary Easement, or at the newly established rate determined by an updated Administrative Offer Summary or Appraisal, whichever method was used to established original rate; whichever is higher. Grantee shall notify Grantor in writing, and render payment, prior to exercising this option.

Provided however, that Grantee's use and occupancy of the easement area is limited to: Twelve (12) consecutive months during the Term.

Grantee shall provide Grantor written notice no less than **Ten (10) business days** in advance of Grantee's intent to exercise its rights under this Temporary Easement.

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 Skagit County unless and until accepted and approved hereon in writing for Skagit County, by its authorized agent.

Dated: 3/13/24, 2024

Singletrack Mind LLC



James Eidson, Managing Member

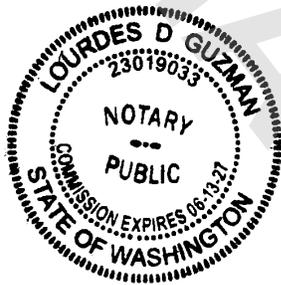
TEMPORARY EASEMENT

STATE OF WASHINGTON)

County of Skagit : ss)

On this 13 day of march 2024, before me personally appeared James Eidson to me known to be the Managing Member of Singletrack Mind LLC, a Washington Limited Liability Company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that (he/she/they) (is/are) authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



[Signature]
Notary Public in and for the State of Washington, residing at Shoreline

My commission expires 6/13/27

TEMPORARY EASEMENT

DATED this 8 day of April, 2024.

**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Peter Browning, Chair

Lisa Janicki
Lisa Janicki, Commissioner

Ron Wesen
Ron Wesen, Commissioner

Attest:

Ambur Eyras
Clerk of the Board

For contracts under \$5,000:
Authorization per Resolution R20030146

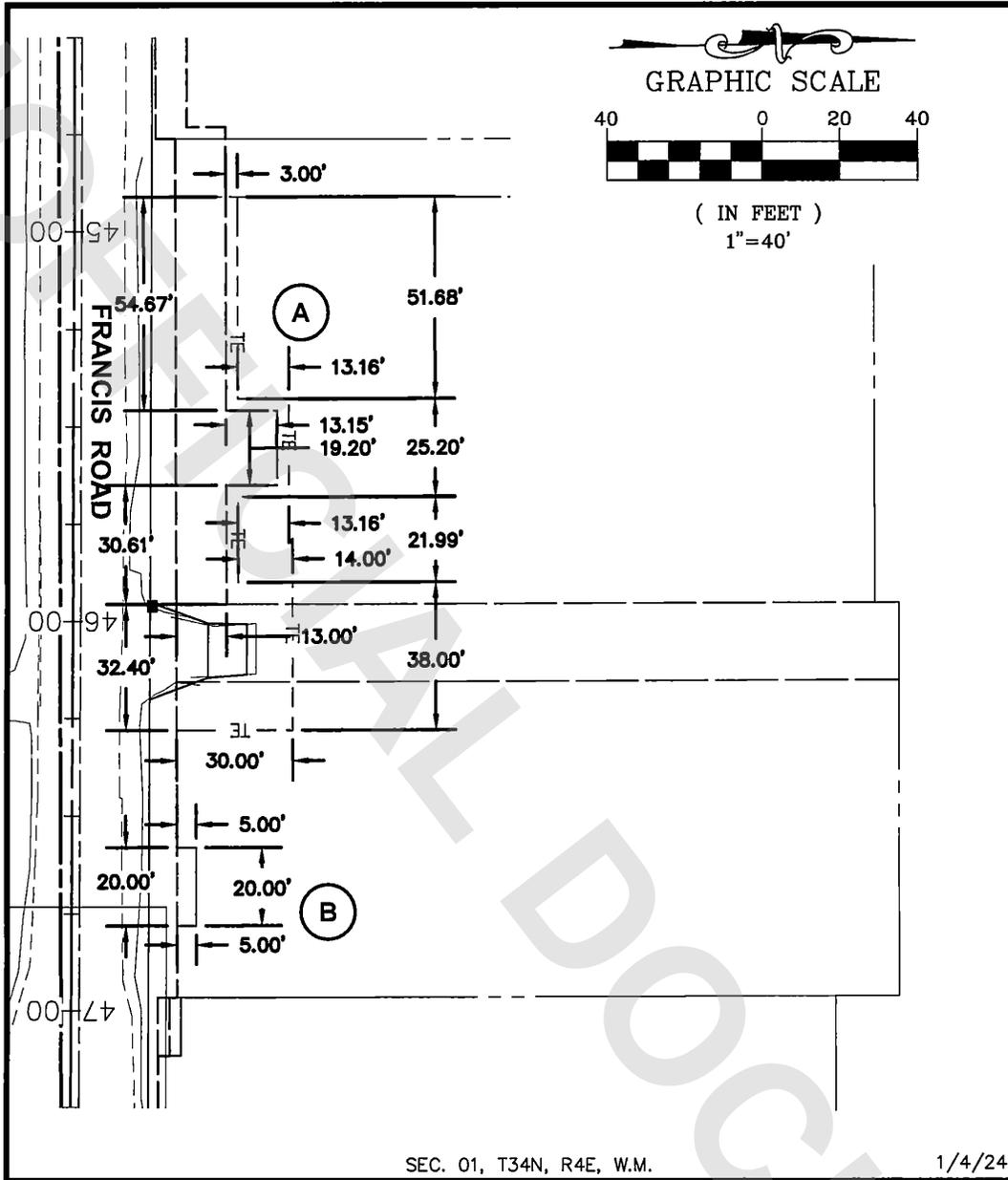
Recommended:
[Signature]
Department Head

County Administrator

Approved as to form: 3/27/24
[Signature]
Civil Deputy Prosecuting Attorney

Approved as to indemnification:
[Signature]
Risk Manager

Approved as to budget:
[Signature]
Budget & Finance Director



SEC. 01, T34N, R4E, W.M.

1/4/24

P23346

SINGLETRACK MIND LLC

23447 & 23449 FRANCIS ROAD

LOT AREA (SF)= 38705

PROPERTY ACQUISITION (SF)= 0

REMAINING LOT AREA (SF)= 38705

CONSTRUCTION EASEMENT (SF)= 1543

LEGEND

- TE = PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- = PROPOSED ROW ACQUISITION
- = EXISTING ROW
- = EXISTING PROPERTY LINE
- = EXISTING EASEMENT LINE