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06/05/2024 01:43 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20240856  
JUN 05 2024

Amount Paid \$ 66.63  
By Skagit Co. Treasurer Deputy

FILED FOR RECORD AT  
THE REQUEST OF/RETURN TO:

City of Burlington  
City Attorney's Office  
833 South Spruce Street  
Burlington, WA 98233

PERMANENT EASEMENT AGREEMENT

Grantor (s) CORE COMMUNITY CENTER, a Washington corporation.  
Grantee (s) CITY OF BURLINGTON, a Washington municipal corporation.  
Abbreviated Legal: A portion of the Northwest quarter Section 8, Township 34N Range 4E  
Additional Legal on this page  
Assessor's Tax Parcel No: 116512

THIS PERMANENT EASEMENT AGREEMENT (the "Agreement"), is made the date set forth below, by and between CORE COMMUNITY CENTER, a Washington corporation (hereinafter "Grantor"), and the CITY OF BURLINGTON, a Washington municipal corporation (hereinafter, "Grantee").

WHEREAS, Grantor is the owner of certain real property identified as Tax Parcel No. 116512, and located at 1645 S Walnut Street, Burlington, WA 98233 ("CORE Property"), a portion of which is required by Grantee for the purpose of improving the existing intersection at S. Walnut Street and East McCorquedale Road and related construction activities as part of the City of Burlington East-West Connector project (the "Project").

NOW THEREFORE, Grantor, hereby grants and conveys to Grantee, the non-exclusive right, privilege, and easement over, upon, and across the hereinafter described lands for the purposes further described herein:

A PORTION OF LOT 4 OF THE CITY OF BURLINGTON BINDING SITE PLAN, 1-00, APPROVED MARCH 1, 2000, AND RECORDED MARCH 3, 2000, UNDER AUDITORS FILE NUMBER 200003030001, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4 OF AFOREMENTIONED CITY OF BURLINGTON BINDING SITE PLAN, 1-00; THENCE NORTH 00°21'46" WEST ALONG THE EAST LINE OF SAID LOT 4, ALSO BEING THE WEST MARGIN OF SOUTH WALNUT STREET, A DISTANCE OF 24.68 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, FROM A POINT WITH A RADIAL BEARING OF SOUTH 67°16'39" EAST, HAVING A RADIUS OF 62.66 FEET, THROUGH A CENTRAL ANGLE OF 28°43'40", AN ARC LENGTH OF 31.42 FEET TO A POINT ALONG THE SOUTH LINE OF SAID LOT 4 WITH A RADIAL BEARING OF SOUTH 38°33'04" EAST; THENCE NORTH 89°38'14" EAST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 18.90 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. CONTAINING AN AREA OF 192.6 SQUARE FEET, MORE OR LESS.

Upon completion of the Project, Grantee's use of the Permanent Easement shall be limited to maintenance of all improvements installed as part of the Project.

This Agreement contains the entire agreement between the parties with respect to the matters described herein. This Agreement may not be amended or modified except by written instrument signed by Grantor.

Dated this 23 day of MAY, 2024.

CITY OF BURLINGTON, a Washington  
municipal corporation

By: Bill Aslett

Mayor Bill Aslett

CORE COMMUNITY CENTER,  
a Washington corporation

By: Doreen H

Title: PRESIDENT

Approved as to form:

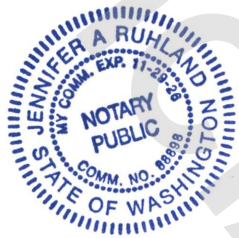
Jmy  
City Attorney

State of Washington )

) ss

County of Skagit )

I certify that I know or have satisfactory evidence that Bill Aslett is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Mayor of the CITY OF BURLINGTON to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: May 23rd 2024  
Jennifer Ruhland  
(Signature) NOTARY PUBLIC  
Jennifer Ruhland  
Print Name of Notary  
My appointment expires: 11/29/2026

State of Washington )  
County of Skagit ) ss

I certify that I know or have satisfactory evidence that Darayl Taylor is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of CORE COMMUNITY CENTER to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: May 23rd 2024  
Jennifer Ruhland  
(Signature) NOTARY PUBLIC  
Jennifer Ruhland  
Print Name of Notary  
My appointment expires: 11/29/2026

**EXHIBIT "A"**

Permanent Easement Map



# EXHIBIT "A"

## EASEMENT EXHIBIT

