

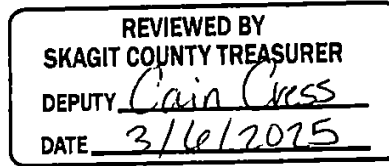
After recording, send document to:

City of Burlington
833 S. Spruce Street
Burlington, WA 98233



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03/06/2025 03:55 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor



Easement

Grantor: SAGE Burlington 4, LLC, a Washington Limited Liability Corporation

Grantee: City of Burlington, a Washington Municipal Corporation

Abbreviated Legal Description: A portion of Lot 3 of City of Burlington Short Plat 4-81 recorded under AFN 198110160009. (see exhibits "A", and "B" for complete legal description and survey)

Assessor's Property Tax Parcel or Account Number(s): P23886

The Grantor, SAGE Burlington 4, LLC, a Washington Limited Liability Corporation, for and in consideration of mutual benefits and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants and conveys to the Grantee, City of Burlington, a Washington Municipal Corporation, for the purposes hereinafter set forth, a nonexclusive perpetual easement over, under, upon, and across the following described real property in Skagit County Washington:

(See legal description and survey attached as exhibits "A" and "B")

Purpose:

Grantee, City of Burlington, shall have the right to construct a bus stop or bus stop shelter, along with any associated sidewalks, utilities, lighting, signage, or other related improvements and to permit public access within the easement area. Grantee, City of Burlington, shall have the right to permit Skagit Area Transit (SKAT) to construct and maintain some, or all, of the improvements described above.

Dated this 26 day of February 2025.

Grantor:

SAGE Burlington 4, LLC, a Washington Limited Liability Corporation

By: SAGE APARTMENT DEVELOPMENT, LLC
Its: MANAGER

BY: Alan Boeker
Name: Alan Boeker
Title: Authorized Signor

State of Washington
County of Snohomish

This record was acknowledged before me on 26 day of February 2025 by SAGE APARTMENT DEVELOPMENT, LLC, by Alan Boeker, its Authorized Signor.

[Signature]
Notary Public

My appointment expires: 1/22/2029

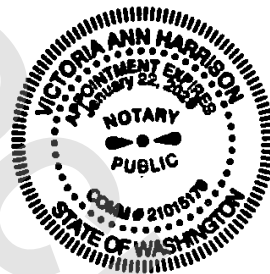


Exhibit A**Bus Stop Facilities Easement:**

A Portion of Lot 3 of City of Burlington Short Plat 4-81 recorded under AF#198110160009. Lying in SW ¼ of the SE1/4 of Section 6, Township 34 North, Range 4 East, Willamette Meridian. Described as FOLLOWS:

Commencing at the Northeast corner of said Lot 3 per City of Burlington Short Plat 4-81 recorded under AF#198110160009; thence South 00° 32' 56" West along the Westerly Margin of South Goldenrod Road, a distance of 56.96 feet to the **Point of Beginning**; thence continuing South 00° 32' 56" West along said Margin, a distance of 9.73 feet; thence leaving said West Margin North 89° 13' 21" West, a distance of 5.65 feet; thence North 00° 11' 00" East, a distance of 9.71 feet; thence South 89° 21' 00" East, a distance of 5.71 feet to the **Point of Beginning**.

Containing an area of 55.2 Square Feet +/-.

Situate in the County of Skagit, State of Washington.

