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Skagit County Auditor

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WHEN RECORDED RETURN TO:

City of Anacortes Engineering Department
904 6th Street
Anacortes, WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Cain Cress
DATE 4/8/2025

DOCUMENT TITLE: UTILITY EASEMENT
GRANTOR(S): Yvette J. Neumann and Derek R. Neumann
GRANTEE(S): City of Anacortes, a Washington municipal corporation
ABBREVIATED LEGAL: A TRACT OF LAND IN GOVERNMENT LOT 4, SEC 9, TWP
34, RNG 2
PARCEL / TAX ID NUMBER: P20183 / 340209-0-005-0004

UTILITY EASEMENT

THIS EASEMENT is made by and between GRANTOR (Grantor), and the City of Anacortes, a Washington municipal corporation (Grantee), for good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, for the construction, maintenance, inspection, and repair of a water pipeline and appurtenances, over, under, and across that certain real property described on Exhibit A (the Property) together with all after acquired title of Grantor therein, and as described and depicted in Exhibit B (the Permanent Easement), subject to the terms and provisions set forth below. The effective date of this Easement shall be the date this Easement has been signed by the Grantor.

The Permanent Easement described and depicted in Exhibit B, shall be for the construction, maintenance, and repair of a water pipeline and all necessary connections and appurtenances by Grantee, at Grantee's sole cost and expense, together with the

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right of ingress and egress to, from and across said Permanent Easement for the foregoing purposes. Grantee shall have the right to construct additional facilities in and on the Permanent Easement should they become necessary at later dates.

This easement and each of the terms, provisions, conditions, and covenants herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Any covenant granted herein shall be a covenant running with the land.

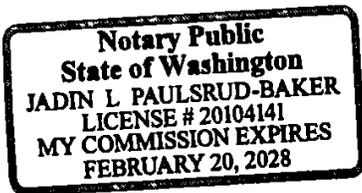
Dated this 7 day of February, 2025.

By: Derek R Neumann By: Jadine L Paulsrud-Baker
Grantee or Grantee or

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 7th day of February, 2025, before, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Derek Neumann, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto given my hand and official seal this 7th day of February, 2025.



Jadine L Paulsrud-Baker
Notary Public in and for the State of Washington
Residing at Ferndale, WA
My appointment expires 2/20/2028

Exhibit A

Legal Description of Parcel P20183

A TRACT OF LAND IN GOVERNMENT LOT 4, SEC 9, TWP 34, RNG 2 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 40 RODS OF SAID LOT 4, 302.88 FEET SOUTH OF THE NORTHWEST CORNER THEREOF (WHICH POINT IS 2.5 FEET SOUTH OF THE CENTER LINE OF EXISTING POWER POLE LINE); THENCE NORTH 88-44 EAST PARALLEL TO THE SOUTH SIDE OF THE EXISTING POWER POLE LINE 516.0 FEET MORE OR LESS TO THE EAST LINE OF TRACT FORMERLY OWNED BY BEN VAN DEUSEN AND DESCRIBED IN DEED RECORDED UNDER AF#622445, THE TRUE POINT OF BEGINNING; THENCE NORTH 88-44 EAST PARALLEL TO THE SOUTH SIDE OF THE EXISTING POWER POLE LINE 124.0 FEET MORE OR LESS TO THE COUNTY ROAD; THENCE SOUTH ALONG THE WEST LINE OF SAID COUNTY ROAD AND THE PROJECTION THEREOF TO THE MEANDER LINE OF SIMILK BAY; THENCE WESTERLY ALONG THE SAID MEANDER LINE TO A POINT SOUTH 0-40 WEST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 0-40 EAST TO THE TRUE POINT OF BEGINNING

Situated in the County of Skagit, State of Washington.

Exhibit B

Legal Description of Easement Area

An easement area twenty (20) feet in width with ten (10) feet on either side of the Grantee's constructed waterline, as depicted on the Exhibit B Easement Sketch.

"Easement Sketch"

