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Skagit County Auditor

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): Lisa R. McFadden and Joseph H. McFadden
GRANTEE(S): City of Anacortes, a Washington municipal corporation.
ABBREVIATED LEGAL: LOT 13, ENTNER'S TRACTS, SUBDIVISION NO. 1
ASSESSOR PARCEL / TAX ID NUMBER: P65203 / 3909-000-013-0001

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 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 10th day of February, 2025.

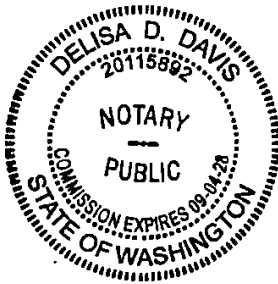
By: Joseph H. McFadden
Grantee

By: Lisa D. Davis
Grantee

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 10th day of February, 2025, before, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Joseph McFadden + Lisa McFadden, 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 10th day of February, 2025.



De Lisa D. Davis
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires 09-04-28

Exhibit A

Legal Description of Parcel P65203

(TITLE ELIMINATION AF#9110020092 FOR MANUFACTURED HOME 1985 MARLETTE 60X26 VIN#2827041420A) LOT 13, ENTNER'S TRACTS, SUBDIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF LOT 14 DESCRIBED AS FOLLOWS BEGINNING AT NORTHWEST CORNER OF LOT 14 THENCE NORTH 88-51-00 EAST ALONG THE NORTH LINE OF SAID LOT 14 123.52 FEET THENCE SOUTH 26-10-36 EAST 19.98 FEET THENCE NORTH 82-57-35 WEST 124.70 FEET TO THE NORTHWESTERLY CORNER OF AN EXISTING CHAIN LINE FENCE THENCE NORTH 88-51-00 WEST 8.55 FEET AND ALSO EXCEPT THAT PORTION OF LOT 13 PLAT OF ENTNER'S TRACTS SUBDIVISION 1 DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 13 130.15 FEET WEST OF THE EAST LINE OF SAID LOT SAID POINT BEING THE TRUE POINT OF BEGINNING THENCE CONTINUING WEST ALONG SAID NORTH LINE OF SAID LOT 13 47.27 FEET THENCE SOUTHEASTERLY TO A POINT 4 FEET SOUTH OF THE TRUE POINT OF BEGINNING THENCE NORTH 4 FEET TO THE TRUE POINT OF BEGINNING AND ALSO TOGETHER WITH THAT PORTION OF LOT 12 PLAT OF ENTNER'S TRACTS SUBDIVISION 1 DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 12 42.51 FEET WEST OF THE EAST LINE OF SAID LOT SAID POINT BEING THE TRUE POINT OF BEGINNING THENCE CONTINUING WEST ALONG SAID SOUTH LINE 87.64 FEET THENCE NORTH AT RIGHT ANGLES 2.16 FEET THENCE SOUTHEASTERLY TO THE TRUE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION OF LOT 13, PLAT OF 'ENTNER'S TRACTS, SUBDIVISION NO. 1', ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13, PLAT OF 'ENTNER'S TRACTS, SUBDIVISION NO 1'; THENCE NORTH 88 DEGREES 51' 00' EAST (INCORRECTLY SHOWN AS SOUTH 88 DEGREES 51' 00' EAST ON THE FACE OF SAID PLAT OF 'ENTNER'S TRACTS, SUBDIVISION NO. 1') FOR A DISTANCE OF 177.42 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF, ALSO BEING A POINT ON THE WEST LINE OF LOT 32, PLAT OF 'GIBRALTER ANNEX' AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 43' 00' EAST ALONG THE EAST LINE OF SAID LOT 13, PLAT OF 'ENTNER'S TRACTS, SUBDIVISION NO. 1', ALSO BEING THE WEST LINE OF SAID LOT 32, PLAT OF 'GIBRALTER ANNEX' FOR A DISTANCE OF 11.15 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 32, ALSO BEING THE NORTHWEST CORNER OF LOT 33 SAID PLAT OF 'GIBRALTER ANNEX'; THENCE CONTINUE SOUTH 12 DEGREES 43' 00' EAST ALONG SAID COMMON LINE FOR A DISTANCE OF 50.00 FEET TO AN ANGLE POINT ON SAID COMMON LINE; THENCE SOUTH 42 DEGREES 45' 00' WEST ALONG SAID COMMON LINE FOR A DISTANCE OF 10.35 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 33, ALSO BEING THE NORTHWEST CORNER OF LOT 34 SAID PLAT OF 'GIBRALTER ANNEX'; THENCE CONTINUE SOUTH 42 DEGREES 45' 00' WEST ALONG SAID COMMON LINE FOR A DISTANCE OF 22.54 FEET; THENCE LEAVING SAID COMMON LINE NORTH 9 DEGREES 52' 32' WEST FOR A DISTANCE OF 28.44 FEET; THENCE NORTH 15 DEGREES 32' 47' WEST FOR A DISTANCE OF 57.30 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 13, PLAT OF 'ENTNER'S TRACTS, SUBDIVISION NO. 1' AT POINT BEARING SOUTH 88 DEGREES 51'00' WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 51' 00' EAST

ALONG SAID NORTH LINE FOR A DISTANCE OF 29.11 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED UNDER AF#200506130111.

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 sketch.

"Easement Sketch"

