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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): Erik Nygaard and Rick D. Van Auken
GRANTEE(S): City of Anacortes, a Washington municipal corporation
ABBREVIATED LEGAL: LOTS 1 AND 2, BLOCK 2, RENSINK-WHIPPLE SALMON
BEACH TRACTS
ASSESSOR PARCEL / TAX ID NUMBER: P68466 / 3983-002-002-0009

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 4th day of February, 2025.

By: Rick D. VanAulen By: _____
Grantee Grantee

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 4th day of February, 2025, before, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Rick D. VanAulen, 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 4th day of February, 2025.




R. S. Dillard
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My appointment expires 07-01-2028

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 20th day of February, 2025.

By: 
Grantor

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO) ss. (see attached)

On this _____ day of _____, 2025, before, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared _____, 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 _____ day of _____, 2025.

Notary Public in and for the State of _____
Residing at _____
My appointment expires _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On Feb 20th 2025 before me, April Barcenas, Notary Public,
(Here insert name and title of the officer)

personally appeared EPK Nyqaa,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

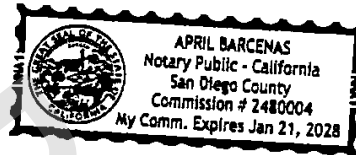
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Exhibit A

Legal Description of Parcel P68466

LOTS 1 AND 2, BLOCK 2, RENSINK-WHIPPLE SALMON BEACH TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID LOTS 1 AND 2 LYING NORTHERLY OF A LINE PARALLEL TO AND 10 FEET NORTHERLY OF THE ROAD EASEMENT CROSSING SAID LOTS, AS SAID EASEMENT IS REFERRED TO IN AN INSTRUMENT DATED JUNE 1, 1959, FILED JUNE 8, 1959, AS FILE NO. 581421, AND RECORDED IN VOLUME 302 OF DEEDS, PAGE 528.

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"

