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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): James Family Trust
GRANTEE(S): City of Anacortes, a Washington municipal corporation
ABBREVIATED LEGAL: LOT 7, BLOCK 1, RENSLNK-WHIPPLE SALMON BEACH TRACTS
ASSESSOR PARCEL / TAX ID NUMBER: P68463 / 3983-001-007-0006

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.

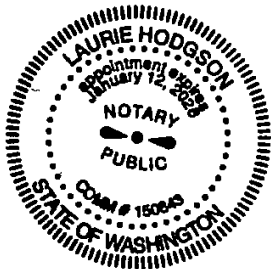
Dated this 14 day of Feb, 2025.

By: Joan James
Grantee - Executor of James Family Trust

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 14 day of February, 2025, before, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Joan James, 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 14 day of February, 2025.



Laurie Hodgson
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires 01-12-2028

Exhibit A

Legal Description of Parcel P68463

LOT 7, BLOCK 1, RENSINK-WHIPPLE SALMON BEACH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY WASHINGTON. TOGETHER WITH THE WEST 14.07 FEET OF THE SOUTH 90.44 FEET OF THE NORTH 180 FEET OF LOT 8, BLOCK 1, RENSINK-WHIPPLE SALMON BEACH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE EAST 7 FEET OF THE NORTH 89.56 FEET OF LOT 7 BLOCK 1, RENSINK-WHIPPLE SALMON BEACH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202012090088

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"

