



202505200016

05/20/2025 08:44 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor

After recording return document to:

City of Sedro-Woolley  
325 Metcalf Street  
Sedro-Woolley, WA 98284

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY <i>Merna Thompson</i>
DATE <i>5.20.25</i>

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s): Mavis J. Spradlin**

**Grantee(s): City of Sedro-Woolley**

**Legal Description:** Lot 2, PLAT OF CASCADE PARK ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page S6, records of Skagit County, Washington, being a portion of the Northeast Quarter of Section 24, Township 35, North, Range 4 East of the Willamette Meridian

**Additional Legal Description is Exhibits A, B and C of Document.**

**Assessor's Tax Parcel Number: P76321**

**TEMPORARY EASEMENT**

**SR 9, John Liner Rd. / McGarigle Rd.**

The Grantor(s), **Mavis J. Spradlin, as her separate estate**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Sedro-Woolley a municipal corporation of the State of Washington**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of matching the proposed improvements to the Grantor(s) property, including excavating, filling, landscaping, connecting to driveways, and other improvements necessary to complete the project.

Said lands being situated in Skagit County, State of Washington, and described in Exhibit A, B and C, attached hereto, and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on **November 30, 2025**, hereinafter the "Term".

**TEMPORARY EASEMENT**

It is further agreed that this Temporary Easement may be extended by up to **One (1) year** at the Grantee's option. The rate associated with this extension shall be at the same rate as the original Temporary Easement, or at the newly established rate determined by an updated Administrative Offer Summary; whichever is higher. Grantee shall notify Grantor in writing, and render payment, prior to exercising this option.

Provided however, that Grantee's use and occupancy of the easement area is limited to: Ten (10) months during the Term.

Grantee shall provide Grantor written notice no less than **Ten (10) business days** in advance of Grantee's intent to exercise its rights under this Temporary Easement.

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Sedro-Woolley** unless and until accepted and approved hereon in writing for the **City of Sedro-Woolley**, by its authorized agent.

Dated: 5-15, 20 25

Mavis J. Spradlin  
Mavis J. Spradlin

Accepted and Approved

**City of Sedro-Woolley**

By: William Bullock  
William Bullock, PE  
Director of Public Works

Date: 5/19, 20 25



**EXHIBIT "A"**

**Burdened Property Legal Description**  
**(First American Title Insurance Co. Guarantee No. 5003353-0003648e)**

**Parcel Number P76321**

The land in the County of Skagit, State of Washington, described as follows:

Lot 2, Plat of Cascade Park Addition, according to the plat thereof recorded in Volume 7 of plats, Page 56, records of Skagit County, Washington; being a portion of the Northeast quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian.

Prepared by Larry Steele & Associates  
Land Surveyors  
5160 Industrial Place, Suite 108  
Ferndale, WA 98248  
360-676-9350  
Job #24062  
Oct 5, 2024

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**EXHIBIT "B"**

**Temporary Construction Easement Legal Description**

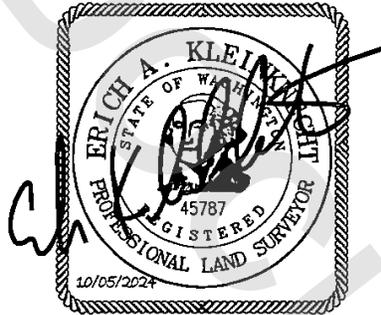
**Parcel Number P76321**

That portion of Lot 2, Plat of Cascade Park Addition, according to the plat thereof recorded in Volume 7 of plats, Page 56, records of Skagit County, Washington; being a portion of the Northeast quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

**Beginning** at the Northwest corner of said Lot 2;  
Thence South 02°43'00" West along the West line of said Lot 2, for a distance of 19.99 feet;  
Thence South 85°17'23" East for a distance of 79.97 feet to the East line of said Lot 2;  
Thence North 02°43'00" East along said East line, for a distance of 13.42 feet;  
Thence North 72°16'00" West for a distance of 20.46 feet;  
Thence North 82°29'36" West for a distance of 39.81 feet to the North line of said Lot 2 and the South right of way of John Liner Road;  
Thence North 85°15'55" West along said North line of Lot 2 and said South right of way of John Liner Road, for a distance of 20.50 feet to the **Point of Beginning**.

Containing 1,474 square feet, more or less.

Situate in Skagit County, Washington



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EXHIBIT "C"

