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07/30/2025 10:35 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

UNOFFICIAL

WHEN RECORDED RETURN TO:
City of Anacortes Engineering Department
904 6th Street
Anacortes, WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Cain Cross
DATE 7/29/2025

DOCUMENT TITLE: UTILITY EASEMENT
GRANTOR(S): Flansburg Trust
GRANTEE(S): City of Anacortes, a Washington municipal corporation
ABBREVIATED LEGAL: LOT 12, ENTNER'S TRACTS, SUBDIVISION NO. 1
ASSESSOR PARCEL / TAX ID NUMBER: P65202 / 3909-000-012-0002

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



EASEMENT

right of ingress and egress to, from and across said Permanent Easement for the foregoing purposes.

Following repair or maintenance of its facilities, Grantee shall, to the extent reasonably practicable, restore landscaping, surfaces and portions of the Property affected by Grantee's work to the condition existing immediately prior to such work. Grantee shall use good faith efforts to perform its restoration obligations under this paragraph as soon as reasonably possible after the completion of Grantee's work.

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.

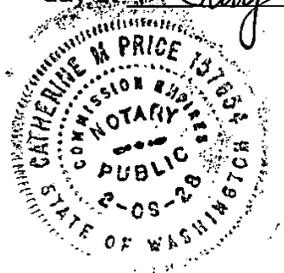
Dated this 21 day of July, 2025.

By: [Signature]
Grantor - Executor of Flansburg Trust

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 21 day of July, 2025, before, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Nancy Lee Flansburg, 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 21st day of July, 2025.



Catherine M. Price
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires 02/09/2028

Exhibit A

Legal Description of Parcel P65202

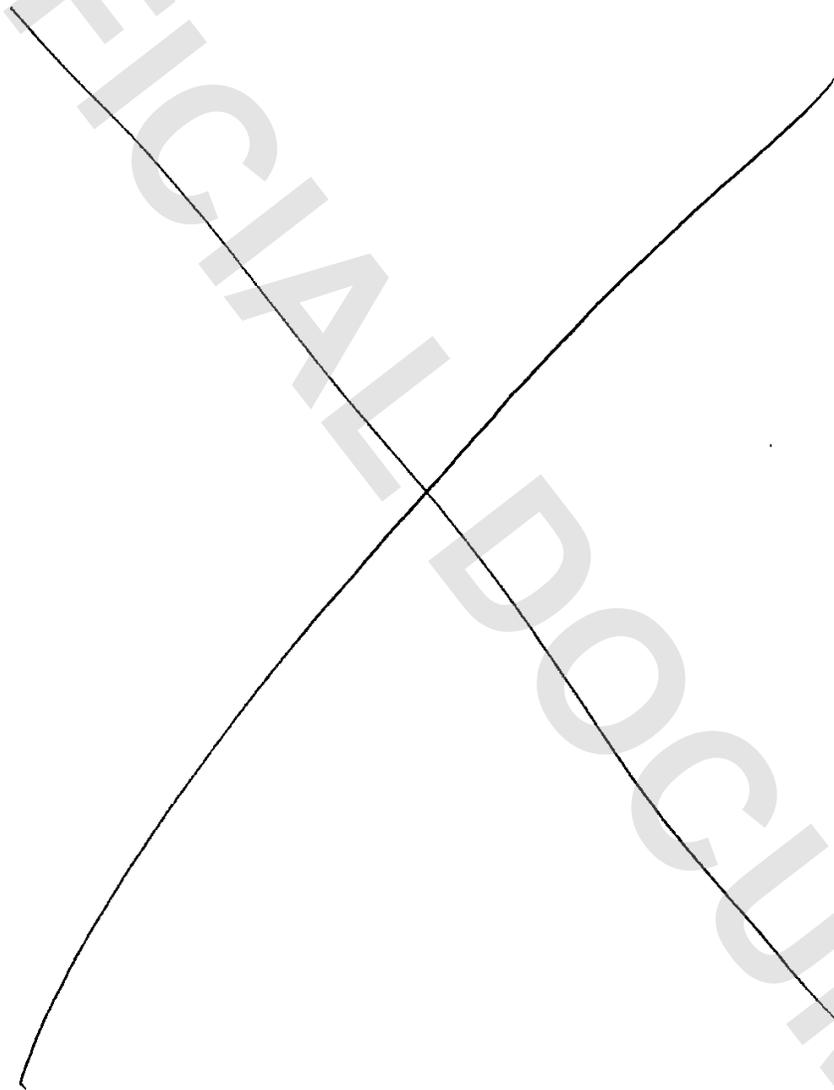
(TITLE ELIMINATION AF#200309220215 FOR MANUFACTURED HOME 2003 27X60 SKYLINE 60X28 SERIAL NUMBER D1910398R MODEL NUMBER 8711CT6028) LOT 12, ENTNER'S TRACTS, SUBDIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 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. TOGETHER WITH THAT PORTION OF LOT 13 PLAT OF ENTNER'S TRACTS SUBDIVISION NUMBER 1 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS PAGES 73 AND 74 RECORDS OF SKAGIT COUNTY WASHINGTON DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 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, A DISTANCE OF 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.

Situated in the County of Skagit, State of Washington.

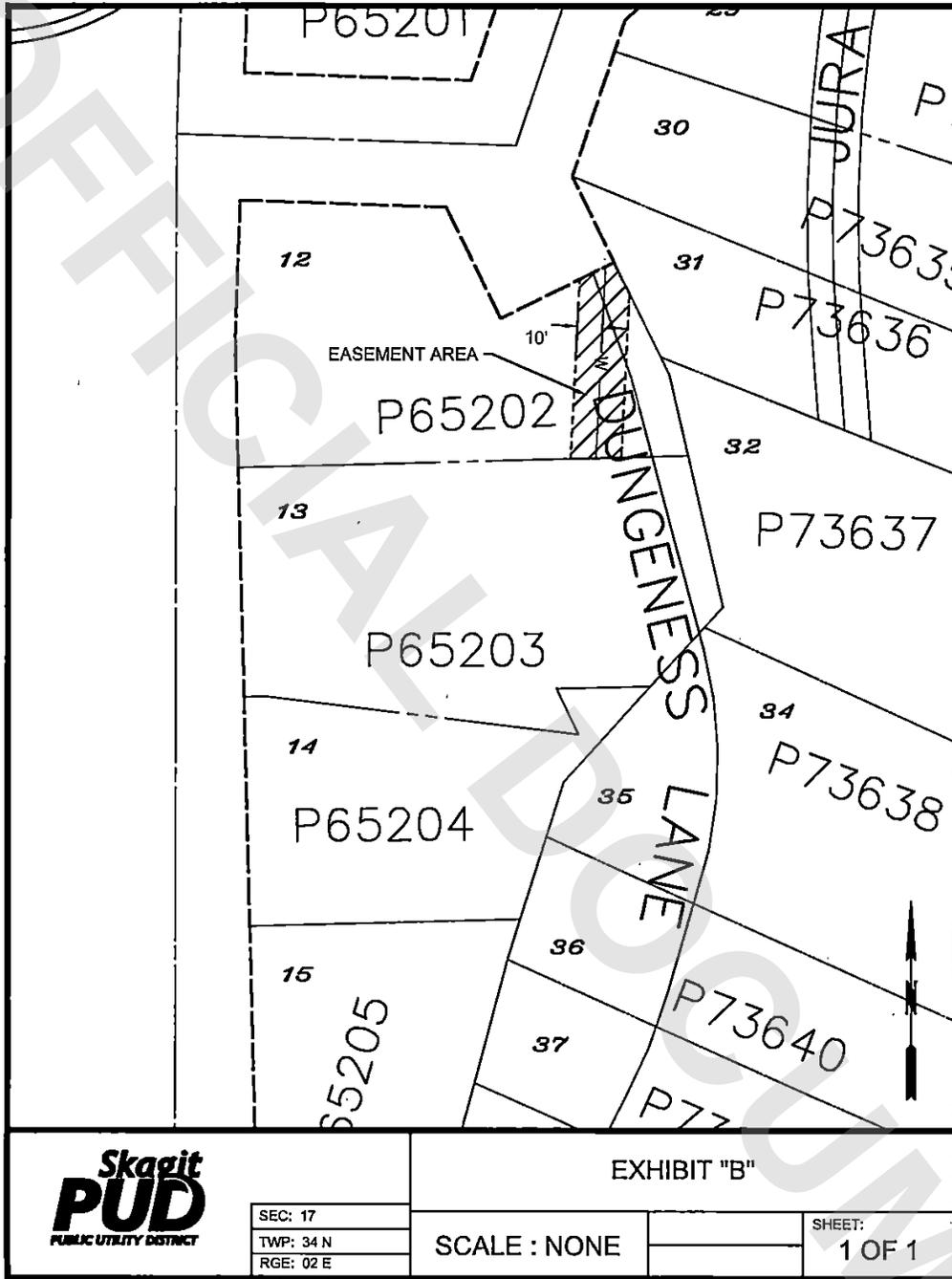
Exhibit B

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"



Skagit
PUD
PUBLIC UTILITY DISTRICT

EXHIBIT "B"

SEC: 17
TWP: 34 N
RGE: 02 E

SCALE : NONE

SHEET:
1 OF 1