

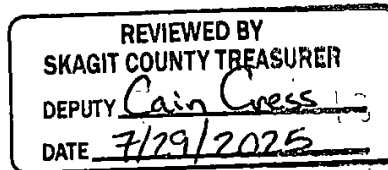


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07/30/2025 10:35 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

City of Anacortes Engineering Department
904 6th Street
Anacortes, WA 98221



DOCUMENT TITLE: UTILITY EASEMENT
GRANTOR(S): Ross A. Peickert and Corinne C. Peickert
GRANTEE(S): City of Anacortes, a Washington municipal corporation
ABBREVIATED LEGAL: THAT PORTION OF LOT 6, BLOCK 2, RENSINK-WHIPPLE
SALMON BEACH TRACTS
ASSESSOR PARCEL / TAX ID NUMBER: P68472 / 3983-002-006-0104

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.

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 21st day of July, 2025.

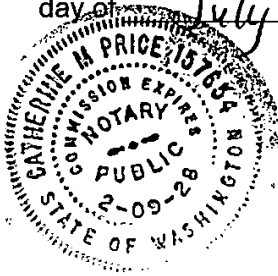
By: [Signature]
Grantor

By: [Signature]
Grantor

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 Ross & Corrine Peickert, 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 21 day of July, 2025.



[Signature]
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires 02/09/2028

Exhibit A

Legal Description of Parcel P68472

THAT PORTION OF LOT 6, BLOCK 2, RENSINK-WHIPPLE SALMON BEACH TRACTS, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 27-40 EAST ALONG THE EAST LINE OF SAID LOT, 90.43 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 57-34-35 WEST 75.11 FEET TO THE WEST LINE OF SAID LOT 6; THENCE SOUTH 27-40 EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 125 FEET, MORE OR LESS, TO THE BEACH LINE, AS SHOWN ON THE PLAT;; THENCE EASTERLY ALONG SAID BEACH LINE 75 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 6; THENCE NORTH 27-40 WEST ALONG THE EAST LINE OF SAID LOT, 130 FEET, MORE OR LESS, 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"

