# 202507300032

07/30/2025 10:39 AM Pages: 1 of 5 Fees: \$307.50 Skagit County Auditor

## WHEN RECORDED RETURN TO:

City of Anacortes Engineering Department 904-6<sup>th</sup>-Street Anacortes, WA 98221 REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Cain Cress
DATE 7-129/2025

DOCUMENT TITLE:

UTILITY EASEMENT

GRANTOR(S):

Stewart Kuehne and Susan Kuehne

GRANTEE(S):

City of Anacortes, a Washington municipal corporation.

ABBREVIATED LEGAL:

LOT 1, BLOCK 1, RENSINK-WHIPPLE SALMON BEACH

TRACTS

ASSESSOR PARCEL / TAX ID NUMBER: P68457 / 3983-001-001-0002

#### **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

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 22 mg day of July	, 2025.
By: Grantor	By: Susan Kuchne. Grantor
STATE OF WASHINGTON	) )ss.
COUNTY OF SKAGIT	
in and who executed the within ar instrument to be his/her free and therein mentioned.	, 2025, before, the undersigned, a Notary Public in duly commissioned and sworn, personally appeared, to me known to be the individual(s) described and foregoing instrument, and acknowledged said voluntary act and deed for the uses and purposes
IN WITNESS WHEREOF I have I day of 22 July , 2025.	nereunto given my hand and official seal this 22
YAMAMAN YAMAMANAN YAMAMAN YAMAMAN YAMAMAN YAMAMAN YAMAMAN YAMAMAN YAMAMAN YAMA	Notary Public in and for the State of Washington Residing at Mercer Island My appointment expires 8-17-28

### Exhibit A

# Legal Description of Parcel P68457

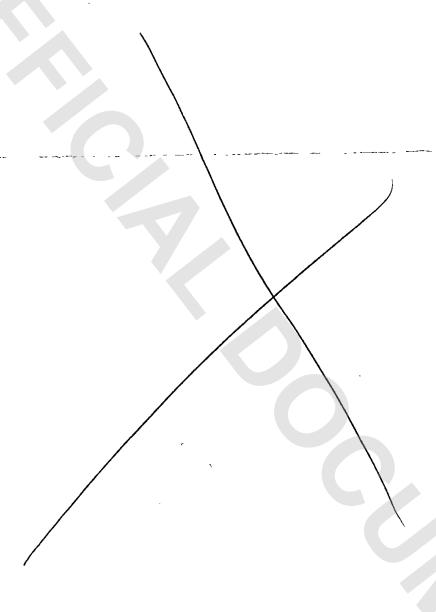
LOT 1, BLOCK 1, RENSINK-WHIPPLE SALMON BEACH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#200807010062.

Situated in Skagit County, Washington.

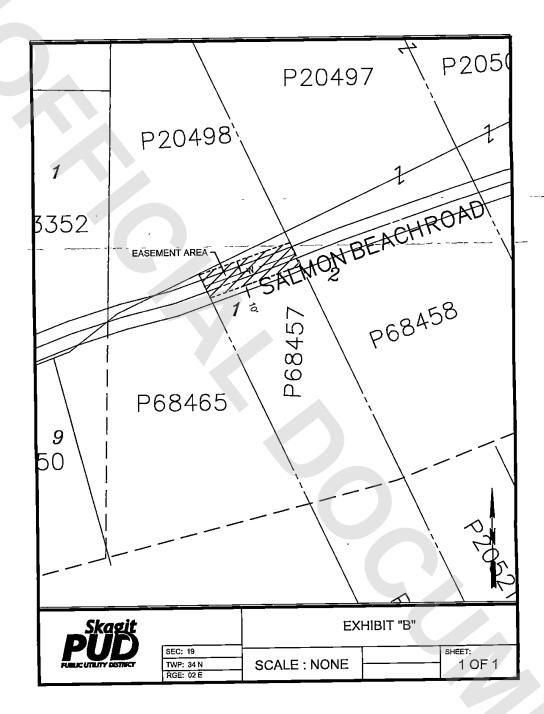
# Exhibit B

# 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""



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