

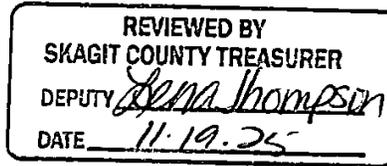


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11/19/2025 03:27 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

After recording return document to:

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



Document Title: Sight Distance Easement
Reference Number of Related Document: N/A
Grantor(s): City of Sedro-Woolley
Grantee(s): City of Sedro-Woolley
Legal Description: LOT 1, PLAT OF CASCADE PARK ADDITION.
Additional Legal Description is Exhibits A, B and C of Document.
Assessor's Tax Parcel Number: P76320

SIGHT DISTANCE EASEMENT

SR 9, John Liner Rd. / McGarigle Rd.

The Grantor(s), **City of Sedro-Woolley, a municipal corporation of the State of Washington**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, convey(s) and grant(s) unto the **City of Sedro-Woolley, a municipal corporation of the State of Washington** and its assigns, Grantee, an easement over, under, upon and across the hereinafter described lands for the purpose of providing an unobstructed line of sight for vehicular and non-motorized traffic. No sight obscuring fence, vegetation, structures, fill materials or other object over two (2) feet in height is allowed within the easement area, except a 3-inch square post supporting roof from original lot development with downspout, or as may be authorized in writing by the City Engineer.

Non-Merger of Easement. The parties acknowledge and agree that the easement granted herein is intended to be permanent and shall not be extinguished by merger of title. In the event that the dominant and servient estates described herein become vested in the same ownership, whether by conveyance, inheritance, foreclosure, or otherwise, it is the express intent of the parties that this easement shall survive such common ownership and shall not be deemed terminated or merged. Upon subsequent transfer of either estate to separate ownership, the easement shall remain in full force and effect.

Said lands being situated in Skagit County, State of Washington, and described as follows:

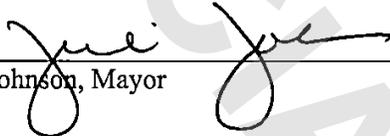
For legal description and additional conditions
See Exhibits A, B and C attached hereto and made a part hereof.

SIGHT DISTANCE EASEMENT

It is understood and agreed that delivery of this 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: 11/17, 2025

GRANTOR:
City of Sedro-Woolley

By 
Julia Johnson, Mayor

Accepted and Approved

City of Sedro-Woolley

By: 
Julia Johnson, Mayor

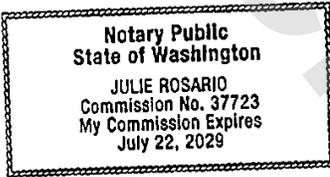
Date: 11/17/2025

SIGHT DISTANCE EASEMENT

STATE OF WASHINGTON)
) : ss
County of Skagit)

On this 17th day of November before me personally appeared Julia Johnson, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Julie Rosario
Notary Public in and for the State of
Washington, residing at Skagit County
My commission expires 7/22/2029

EXHIBIT "A"

Burdened Property Legal Description
(First American Title Insurance Co. Guarantee No. 5003353-0003649e)

Parcel Number P76320

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

Lot 1, 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.

Situate in the County of Skagit, State of Washington.

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

EXHIBIT "B"**Easement Legal Description****Parcel Number P76320**

That portion of Lot 1, 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:

Commencing at the Northwest corner of said Lot 1;

Thence South 02°43'00" West along the West line of said Lot 1 for a distance of 9.44 feet;

Thence South 87°17'00" East for a distance of 8.60 feet to the **Point of Beginning**;

Thence South 58°30'18" East for a distance of 78.48 feet to the beginning of a curve to the left whose center bears South 85°21'49" West with a radius of 40.83 feet,

Thence Northwesterly along said curve to the left through a central angle of 85°03'08" for a distance of 60.61 feet;

Thence North 89°47'19" West for a distance of 17.51 feet;

Thence North 68°35'40" West for a distance of 9.53 feet to the **Point of Beginning**.

Containing 799 square feet, more or less.

Situate in Skagit County, Washington.

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