

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Punkin Center West, LLC
P. O. Box 817
Sedro-Woolley WA 98284

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 11/25/2025

EASEMENT FOR UTILITIES

GRANTOR: TOWN OF HAMILTON,
a Washington municipal corporation

GRANTEE: PUNKIN CENTER WEST, LLC,
a Washington limited liability company
PUNKIN CENTER, LLC,
a Washington limited liability company

Abbreviated Legal: Ptn NW ¼, S14, T35N, R6E, W.M.

Additional Legal on: Exhibits A, B

Assessor's Tax Parcel Nos.: P65603, P65604, P65605, P65606, P65612, P65613,
P65614, P65615, P65616, P65617, P41204, P41178,
P41175

THIS AGREEMENT is made and entered into this 20 day of November, 2025,
by the TOWN OF HAMILTON, a Washington municipal corporation (as "Grantor"), and
PUNKIN CENTER WEST, LLC, a Washington limited liability company and PUNKIN
CENTER, LLC, a Washington limited liability company, (collectively "Grantee").

I. DESCRIPTION OF PROPERTY

WHEREAS, GRANTEE is the owner of the following described real property located in Skagit
County, Washington:

See attached Exhibit "A".

Situate in the County of Skagit, State of Washington.

II. GRANT OF EASEMENT

NOW THEREFORE, THE UNDERSIGNED GRANTOR, the **TOWN OF HAMILTON**, a Washington municipal corporation, in consideration of the mutual covenants contained herein granted between the Grantor and Grantee, the receipt and sufficiency of which consideration is hereby acknowledged, conveys and quit claims to **PUNKIN CENTER WEST, LLC**, a Washington limited liability company and **PUNKIN CENTER, LLC**, a Washington limited liability company, the following described easement for utilities:

III. DESCRIPTION OF EASEMENT FOR UTILITIES

1. Description of Easement

A perpetual, non-exclusive easement over, under and across the Easement Area defined below for installation, maintenance and repair of sewage, storm water, effluent and other transmission lines, utilities, and all improvements necessary for such purposes, and together with rights of ingress and egress as reasonably necessary to conduct such activities, which easement shall be over, under and across the following described property.

2. Easement Area

See attached Exhibit "A".

Situate in Skagit County, Washington.

IV. GENERAL PROVISIONS

In the event that Grantee causes identifiable damage to the road in the Easement Area, then the Grantee, at Grantee's expense, shall, as soon as is reasonably possible, immediately repair the damage leaving the Easement Area in as good or better condition as it was in prior to the damage by Grantee.

The benefits, burdens, and covenants of the Easement granted herein shall be deemed to be appurtenant to and shall constitute a covenant and encumbrance running with the land and bind the Grantor's property, the Grantee's property, the Grantor and the Grantee, and their respective heirs, successors and assigns, and all persons possessing any of said property by, through, or under the parties hereto, or their respective heirs, successors or assigns.

This Easement shall be construed and governed by the laws of the State of Washington.

The invalidity or unenforceability of any provision hereof shall not affect or impair any other provisions hereof.

This Easement may not be modified or amended except by written agreement signed and acknowledged by all parties.

Dated effective as of the date set forth above.

GRANTOR:
TOWN OF HAMILTON


By: Mandy Bates
Its: Mayor

GRANTEE:
PUNKIN CENTER WEST, LLC,
a Washington limited liability company

signed in counterpart
By: John Janicki
Its: President

GRANTEE:
PUNKIN CENTER, LLC,
a Washington limited liability company

signed in counterpart
By: John Janicki
Its: Member/Manager

(Acknowledgments follow.)

The invalidity or unenforceability of any provision hereof shall not affect or impair any other provisions hereof.

This Easement may not be modified or amended except by written agreement signed and acknowledged by all parties.

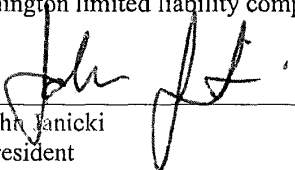
Dated effective as of the date set forth above.

GRANTOR:
TOWN OF HAMILTON

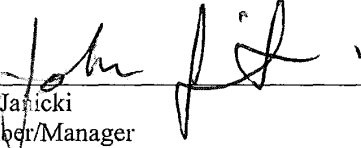
Signed in counterpart

By: Mandy Bates
Its: Mayor

GRANTEE:
PUNKIN CENTER WEST, LLC,
a Washington limited liability company


By: John Janicki
Its: President

GRANTEE:
PUNKIN CENTER, LLC,
a Washington limited liability company

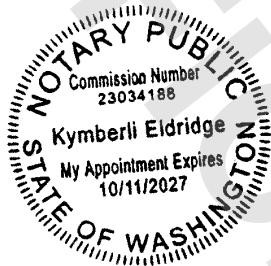

By: John Janicki
Its: Member/Manager

(Acknowledgments follow.)

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **MANDY BATES** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the **MAYOR** of the **TOWN OF HAMILTON**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 11 day of November, 2025.



Kymberli Eldridge
 Printed Name Kymberli Eldridge
 NOTARY PUBLIC in and for the State of Washington
 My Commission Expires 10/11/2027

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **JOHN JANICKI** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of **PUNKIN CENTER WEST, LLC**, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 2025.

signed in counterpart

Printed Name _____
 NOTARY PUBLIC in and for the State of Washington
 My Commission Expires _____

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **MANDY BATES** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the **MAYOR** of the **TOWN OF HAMILTON**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 2025.

signed in counterpart


Printed Name _____
 NOTARY PUBLIC in and for the State of Washington
 My Commission Expires _____

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **JOHN JANICKI** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of **PUNKIN CENTER WEST, LLC**, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 20 day of November, 2025.

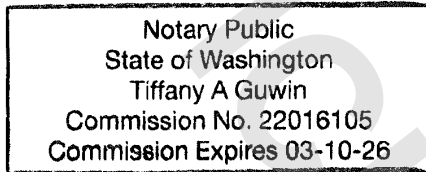
Notary Public
 State of Washington
 Tiffany A Guwin
 Commission No. 22016105
 Commission Expires 03-10-26


 Printed Name Tiffany Guwin
 NOTARY PUBLIC in and for the State of Washington
 My Commission Expires 03-10-26

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **JOHN JANICKI** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Member/Manager of **PUNKIN CENTER, LLC**, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 20 day of November, 2025.



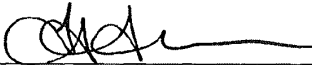

Printed Name Tiffany Guwin
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 03-10-26

Exhibit A
Legal Description of Grantee's Property

P65603

LOTS 1 TO 5, BLOCK 1, RIVERSIDE ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P65604

LOT 6, BLOCK 1, RIVERSIDE ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P65605

LOTS 7 TO 22, BLOCK 1, RIVERSIDE ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

P65606

LOTS 1 TO 22, BLOCK 2, RIVERSIDE ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P65612:

LOTS 1 TO 22, BLOCK 7, RIVERSIDE ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P65613:

LOTS 1 TO 5, BLOCK 8, RIVERSIDE ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P65614:

LOTS 6 AND 7, BLOCK 8, RIVERSIDE ADDITION TO THE TOWN OF HAMILTON,

Exhibit "A"

SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P65615:

LOTS 8 TO 11, BLOCK 8, RIVERSIDE ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P65616:

LOTS 12 AND 13, BLOCK 8, RIVERSIDE ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P65617:

LOTS 14 TO 22, BLOCK 8, RIVERSIDE ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P41204

Lot 1 of that certain Boundary Line Adjustment, approved by the Town of Hamilton on July 30, 2019, and recorded August 1, 2019, under Skagit County Auditor's File Number 201908010056 and re-recorded November 20, 2019, under Skagit County Auditor's File Number 201911200135.

P41175

Lot 3 of that certain Boundary Line Adjustment, approved by the Town of Hamilton on July 30, 2019, and recorded August 1, 2019, under Skagit County Auditor's File Number 201908010056 and re-recorded November 20, 2019, under Skagit County Auditor's File Number 201911200135.

P41178

Lot 4 of that certain Boundary Line Adjustment, approved by the Town of Hamilton on July 30, 2019, and recorded August 1, 2019, under Skagit County Auditor's File Number 201908010056 and re-recorded November 20, 2019, under Skagit County Auditor's File Number 201911200135.

TOGETHER WITH

Exhibit "A"

UNRECORDED

THAT PORTION OF LOT 5 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT, APPROVED BY THE TOWN OF HAMILTON ON JULY 30, 2019, AND RECORDED AUGUST 1, 2019 UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER **201908010056** AND RE-RECORDED NOVEMBER 20, 2019 UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER **201911200135**, CONSISTING OF THE FOLLOWING:

COMMENCING AT THE INTERSECTION OF THE SOUTH MARGIN OF STATE ROUTE 20 WITH THE WEST MARGIN OF PETTIT STREET;

THENCE **NORTH 87° 58' 58" WEST** ALONG SAID SOUTH MARGIN OF STATE ROUTE 20 **64.20 FEET** TO THE POINT OF BEGINNING;

THENCE **SOUTH 2° 01' 03" WEST** **437.63 FEET**;

THENCE **SOUTH 88° 58' 51" EAST** **24.00 FEET**;

THENCE **SOUTH 2° 01' 03" WEST** **139.55 FEET**;

THENCE **SOUTH 11° 25' 56" WEST** **61.82 FEET**;

THENCE **SOUTH 86° 06' 21" EAST** **40.36 FEET**;

THENCE **SOUTH 78° 15' 46" EAST** **26.67 FEET** TO THE WEST LINE OF LOT 1 OF SHORT PLAT NO. HAM-94-01, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. **9402110124**;

THENCE **SOUTH 0° 38' 22" WEST** ALONG SAID WEST LINE **102 FEET**, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK AS SHOWN UPON SAID BOUNDARY LINE ADJUSTMENT;

THENCE **NORTH 82° 48' WEST** ALONG SAID ORDINARY HIGH WATER MARK **258.7 FEET**, MORE OR LESS, TO THE WEST LINE OF SAID LOT 5;

THENCE **NORTH 0° 57' 31" EAST** ALONG SAID WEST LINE **742 FEET**, MORE OR LESS, TO THE SOUTH MARGIN OF STATE ROUTE 20;

THENCE **SOUTH 87° 58' 57" EAST** ALONG SAID MARGIN **80.51 FEET**;

THENCE **SOUTH 66° 10' 52" EAST** ALONG SAID MARGIN **53.85 FEET**;

THENCE **SOUTH 87° 58' 58" EAST** ALONG SAID MARGIN **57.85 FEET** TO THE POINT OF BEGINNING.

All situate in Skagit County, Washington.

Exhibit "A"

UNRECORDED

Exhibit B
Legal Description of Easement Area

Those portions of the Lyman Hamilton Highway and Maple Street located in:

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 35 North, Range 6 East, W.M.,

TOGETHER WITH the East 100 feet of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 35 North, Range 6 East, W.M.

EXCEPT that portion of Maple Street lying east of the northerly extension of the west line of Lot 15, Block 5 West Central Addition to Hamilton, as per Plat recorded in Volume 2 of Plats, Page 52, Records of Skagit County, Washington;

Situate in Skagit County, Washington.

Exhibit "B"